



AGENDA

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

**FORMAL MEETING OF CITY COUNCIL
August 13, 2026 at 6 p.m.**

Citizens may access the meeting at the following YouTube address:
[YouTube Link](#) · @cityoffountaininn3536

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Introduce New Employees
4. Presentations
 - a. Main Street South Carolina to present the Inspiration Award plaque for Christmas INN our Town
 - b. City of Fountain Inn Fire Department Safe Agency Designation
5. Public Forum - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.
 - a. Mr. Alan Burton- Flock cameras
6. Consent Agenda - There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.
 - a. Financial Report for June 2026
 - b. Draft Minutes of the Regularly Scheduled City Council Meeting on July 9, 2026
7. City Administrator's Report - Shawn M. Bell
 - a. Report

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

8. Unfinished Business

- a. First reading of Ordinance 2026-08, to amend the City Code of Ordinances by amending Chapter 11- licenses and business regulations by amending article VIII "Outdoor displays and cafes" and various provisions relating thereto.

9. New Business

- a. First reading of Ordinance AXZ 2026-04 to provide for the annexation of the property described herein to the City limits of the City of Fountain Inn; to establish a zoning classification therefore; to assign the annexed property to a Council Ward; and other related matters (located at 107 Milacron Drive).
- b. First reading of Ordinance PZ 2026-02, 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).
- c. First reading of Ordinance TX-2026-01, to amend the City of Fountain Inn Unified Development Ordinance.
- d. First reading of Ordinance 2026-09, closing and abandoning a certain portion of a public way known as Add Court, extending southerly from its intersection with Babb Street to the terminus of the cul-de-sac, in the City of Fountain Inn, South Carolina; quitting and transferring the City's right, title and interest therein to the school district of Greenville County, the sole abutting owner; reserving certain easements and public uses to the City; and providing for related matters.

10. Department Reports

- a. Reports

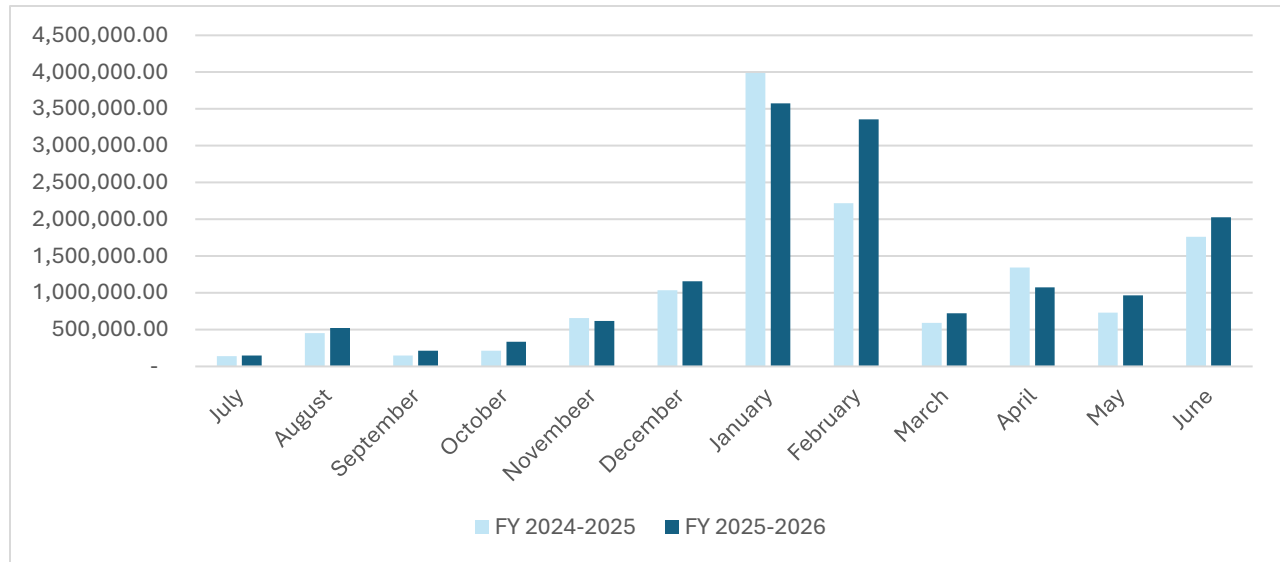
11. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.

12. Adjourn

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

Preliminary Monthly Financial Update–June 2026

GENERAL FUND – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$139,462.24	July 2025	\$149,610.04
August 2024	\$454,594.25	August 2025	\$520,144.73
September 2024	\$146,204.88	September 2025	\$211,468.47
October 2024	\$214,149.24	October 2025	\$333,503.18
November 2024	\$658,884.69	November 2025	\$616,687.45
December 2024	\$1,033,738.22	December 2025	\$1,156,404.01
January 2025	\$3,988,534.88	January 2026	\$3,575,279.01
February 2025	\$2,217,082.30	February 2026	\$3,356,225.80
March 2025	\$592,858.25	March 2026	\$722,042.89
April 2025	\$1,344,155.54	April 2026	\$1,073,929.26
May 2025	\$730,858.80	May 2026	\$966,091.85
June 2025	\$1,759,951.43	June 2026	\$2,028,706.06
Year to Date Other Financing Sources	\$3,886,205.31	Year to Date Other Financing Sources	\$7,250,842.64
YTD Revenue	\$17,166,680.03	YTD Revenue	\$21,960,935.39
% of Budget	106%	% of Budget	115%
BUDGET	\$13,138,528.00	BUDGET	\$13,827,899.00
Budgeted Other Financing Sources	\$3,045,913.00	Budgeted Other Financing Sources	\$3,276,624.00
Total Budget FYE 25	\$16,184,441.00	Total Budget FYE 26	\$17,104,523.00

Preliminary Monthly Financial Update—June 2026

GENERAL FUND – Other Financing Sources Detail



Account – Other Financing Sources	Budget	Year to Date
GO Bond Proceeds 2025A – Annual	\$639,000.00	\$852,000.00
GO Bond Proceeds 2025B	\$0.00	\$1,964,508.32
Transfer In – Local Option Sales Tax	\$372,317.00	\$372,817.00
Transfer In – Gas Fund	\$1,235,269.00	\$1,235,269.00
Transfer In – Sewer Fund	\$110,038.00	\$116,518.34
Transfer In – Hospitality Fund (Christmas)	\$450,000.00	\$450,000.00
Transfer In – Gas Fund (Special Events)	\$100,000.00	\$100,000.50
Transfer In – Hospitality Fund (Special Events)	\$50,000.00	\$79,132.00
Transfer In – ARPA	\$0.00	\$757,260.19
Insurance Proceeds	\$0.00	\$0.00
Proceeds on Disposal of Capital Assets	\$0.00	\$18,622.00
Transfer In – Hospitality Fund	\$0.00	\$98,715.32
Transfer In – Hospitality Fund (Street & Grounds)	\$220,000.00	\$219,999.97
Transfer In – Hospitality Fund (Community Relations Grant)	\$100,000.00	\$100,000.00
Total FY 2024-2025	\$3,276,624.00	\$6,364,842.64

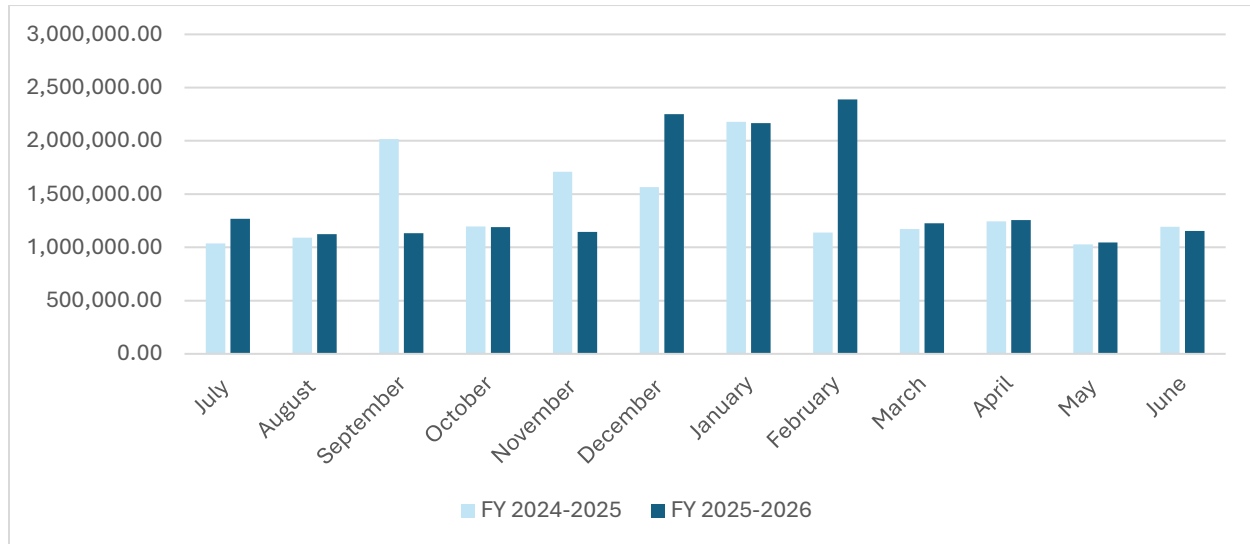
GENERAL FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2019 IPRB Woodside Park Recreation	6/30/2039	\$4,349,000.00	\$3,591,000.00	\$325,221.20 Principal & Interest	\$0.00
2019 IPRB Ladder Truck Fire	6/30/2039	\$1,391,000.00	\$602,000.00	\$162,986.40 Principal & Interest	\$0.00

General Fund - Cash on hand as of 7/22/26: \$3,888,026.14

Preliminary Monthly Financial Update-June 2026

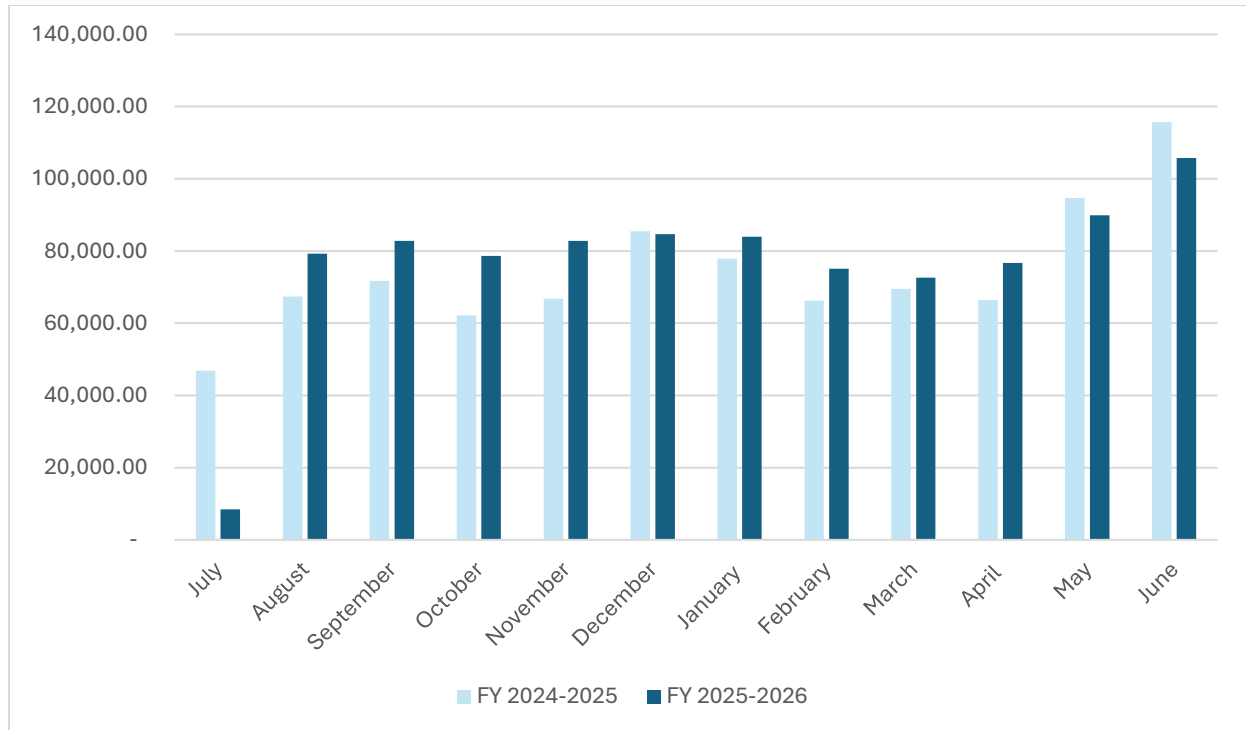
GENERAL FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$1,038,038.44	July 2025	\$1,267,980.97
August 2024	\$1,092,057.09	August 2025	\$1,123,947.35
September 2024	\$2,017,417.90	September 2025	\$1,133,818.53
October 2024	\$1,196,473.90	October 2025	\$1,189,441.79
November 2024	\$1,708,730.24	November 2025	\$1,144,294.37
December 2024	\$1,565,277.49	December 2025	\$2,250,288.01
January 2025	\$2,179,860.31	January 2026	\$2,167,965.36
February 2025	\$1,139,916.62	February 2026	\$2,388,875.20
March 2025	\$1,170,752.41	March 2026	\$1,225,429.71
April 2025	\$1,244,570.87	April 2026	\$1,257,068.34
May 2025	\$1,026,462.13	May 2026	\$1,046,334.08
June 2025	\$1,191,660.17	June 2026	\$1,152,541.43
Year to Date Other Financing Use	\$77,000.00	Year to Date Other Financing Use	\$89,243.52
Year to Date	\$16,648,217.57	Year to Date	\$17,437,228.66
% of Budget	105%	% of Budget	104%
BUDGET	\$15,788,640.00	BUDGET	\$17,104,523.00
Budgeted Other Financing Use	\$395,801.00	Budgeted Other Financing Use	\$0.00
Budget FYE 25	\$15,788,640.00	Budget FYE 26	\$17,104,523.00

Preliminary Monthly Financial Update–June 2026

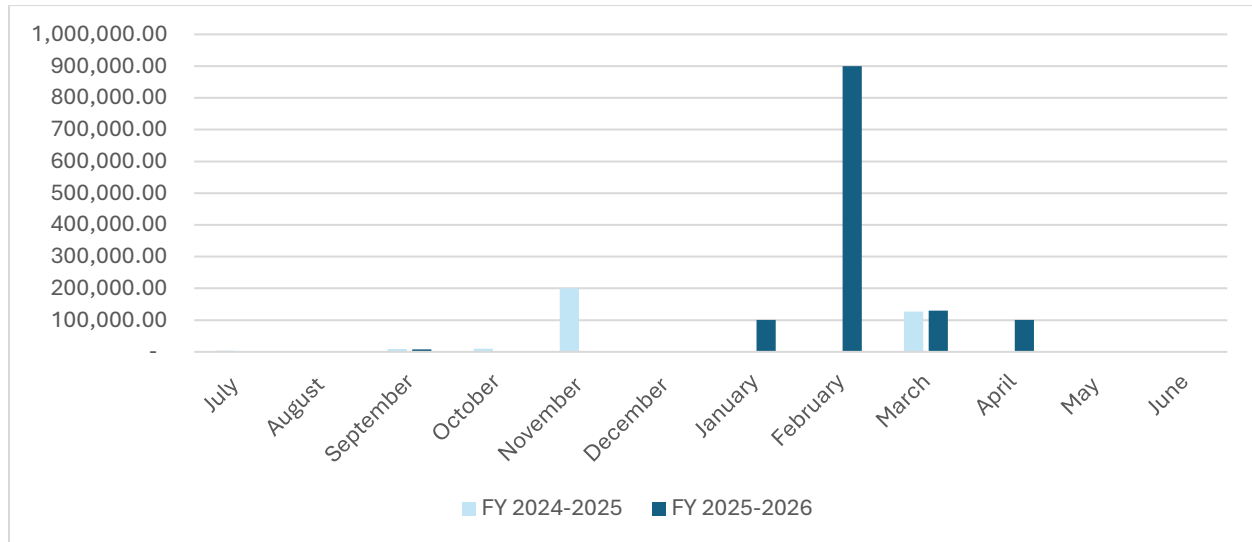
HOSPITALITY FUND – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$46,855.02	July 2025	\$8,468.87
August 2024	\$67,354.35	August 2025	\$79,266.38
September 2024	\$71,696.16	September 2025	\$82,770.25
October 2024	\$62,168.82	October 2025	\$78,666.04
November 2024	\$66,778.83	November 2025	\$82,780.48
December 2024	\$85,454.91	December 2025	\$84,672.18
January 2025	\$77,803.03	January 2026	\$83,925.35
February 2025	\$66,237.36	February 2026	\$75,050.17
March 2025	\$69,543.07	March 2026	\$72,625.34
April 2025	\$66,420.25	April 2026	\$76,660.62
May 2025	\$94,717.58	May 2026	\$89,872.25
June 2025	\$115,646.02	June 2026	\$105,772.96
YTD Revenue	\$890,675.40	YTD Revenue	\$920,530.89
% of Budget	94%	% of Budget	91%
Total Budget FYE 25	\$949,939.00	Total Budget FYE 26	\$2,066,000.00

Preliminary Monthly Financial Update–June 2026

HOSPITALITY FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$4,313.26	July 2025	\$893.43
August 2024	\$1,490.46	August 2025	\$631.59
September 2024	\$8,468.94	September 2025	\$7,668.57
October 2024	\$10,139.05	October 2025	\$616.59
November 2024	\$200,139.05	November 2025	\$670.59
December 2024	\$550.95	December 2025	\$258.24
January 2025	\$1,939.05	January 2026	\$100,154.59
February 2025	\$1,159.95	February 2026	\$900,000.00
March 2025	\$126,954.28	March 2026	\$129,899.93
April 2025	\$870.75	April 2026	\$100,154.59
May 2025	\$789.05	May 2026	\$154.57
June 2025	\$293.62	June 2026	\$1,507.92
Year to Date	\$496,354.47	Year to Date	\$849,132.47
Other Financing Uses		Other Financing Uses	
Year to Date	\$853,462.88	Year to Date	\$2,091,743.08
% of Budget	90%	% of Budget	101%
BUDGET	\$439,939.00	BUDGET	\$1,246,000.00
Budgeted Other Financing Uses	\$510,000.00	Budgeted Other Financing Uses	\$820,000.00
Budget FYE 25	\$949,939.00	Budget FYE 25	\$2,066,000.00

Preliminary Monthly Financial Update—June 2026



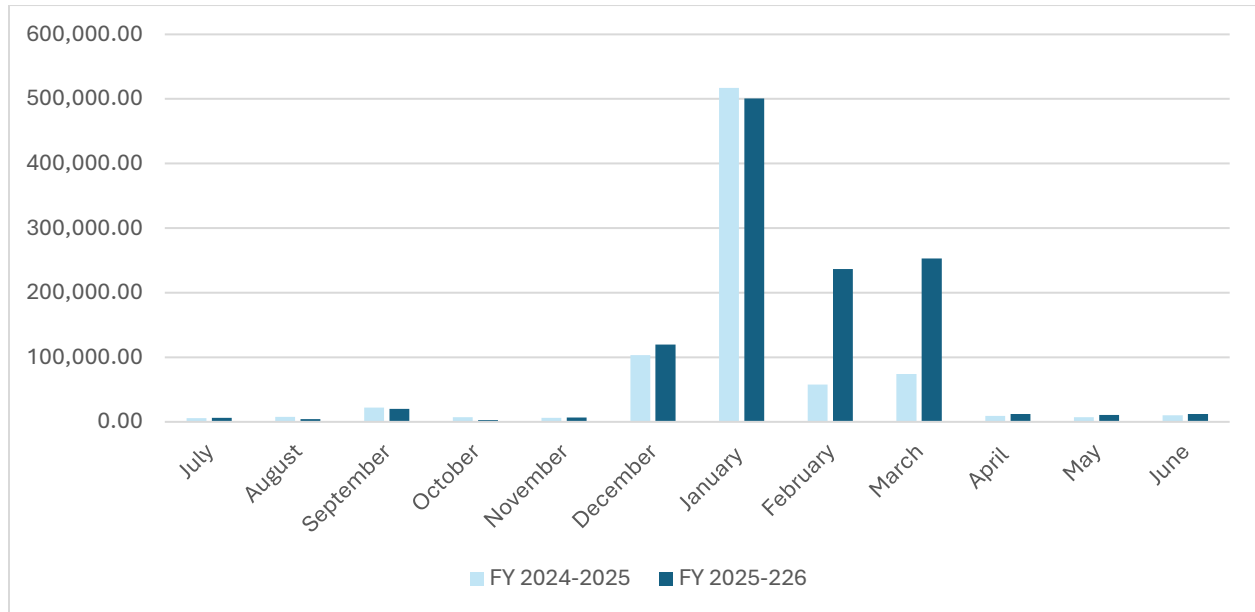
HOSPITALITY FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2013A A&H Tax Bond	4/01/2029	\$914,833.33	\$270,603.72	\$71,955.96 Principal & Interest	\$0.00
2013B A&H Tax Bond	4/01/2028	\$785,000.00	\$181,900.00	\$63,920.36 Principal & Interest	\$0.00

Hospitality Fund - Cash on hand as of 7/22/26: \$255,677.30

Preliminary Monthly Financial Update—June 2026

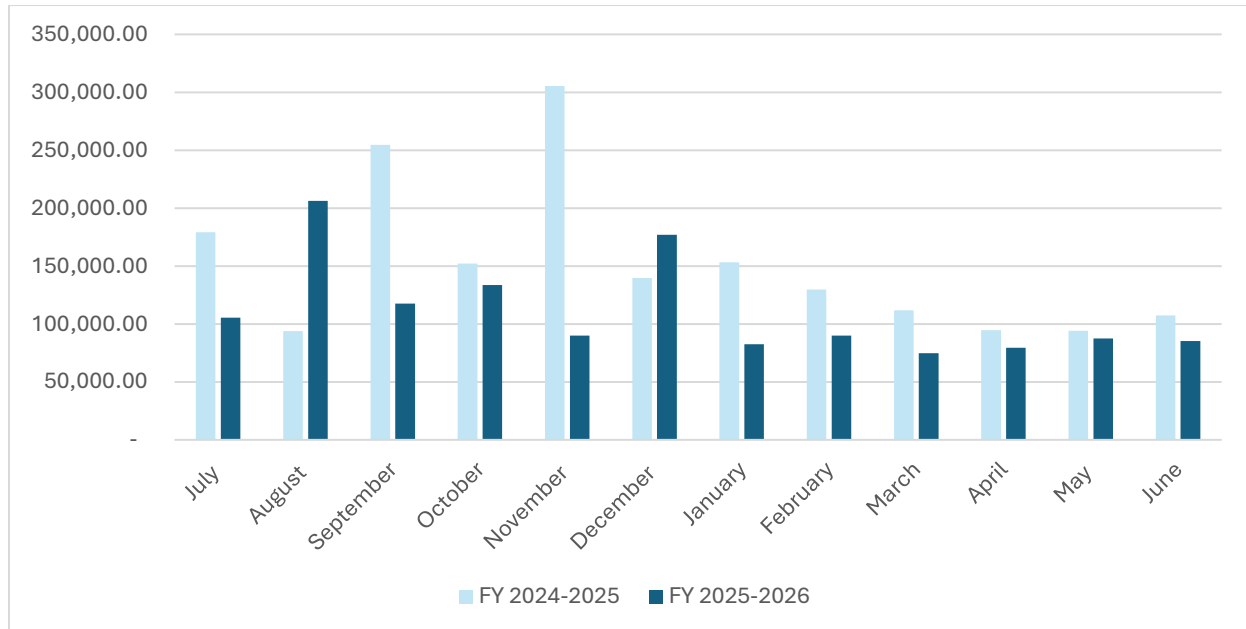
SOLID WASTE FUND – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$5,780.00	July 2025	\$6,328.00
August 2024	\$7,472.00	August 2025	\$4,376.00
September 2024	\$22,296.00	September 2025	\$20,056.00
October 2024	\$7,448.00	October 2025	\$2,900.00
November 2024	\$6,120.00	November 2025	\$6,907.00
December 2024	\$103,348.00	December 2025	\$119,908.00
January 2025	\$517,221.00	January 2026	\$500,556.00
February 2025	\$57,942.07	February 2026	\$236,531.19
March 2025	\$74,254.00	March 2026	\$252,917.00
April 2025	\$9,192.00	April 2026	\$12,367.00
May 2025	\$7,272.00	May 2026	\$10,528.00
June 2025	\$10,192.00	June 2026	\$12,123.81
Year to Date	\$0.00	Year to Date	\$0.00
Other Financing Sources		Other Financing Sources	
YTD Revenue	\$828,537.07	YTD Revenue	\$1,185,498.00
% of Budget	74%	% of Budget	98%
BUDGET	\$1,120,389.00	BUDGET	\$1,510,985.00
Budgeted Other Financing Sources	\$395,801.00	Budgeted Other Financing Sources	\$0.00
Total Budget FYE 25	\$1,156,190.00	Total Budget FYE 26	\$1,510,985.00

Preliminary Monthly Financial Update–June 2026

SOLID WASTE FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$179,305.25	July 2025	\$105,566.03
August 2024	\$93,862.34	August 2025	\$206,246.46
September 2024	\$254,605.27	September 2025	\$117,623.41
October 2024	\$152,219.68	October 2025	\$133,675.37
November 2024	\$305,293.76	November 2025	\$90,018.18
December 2024	\$139,582.17	December 2025	\$176,894.22
January 2025	\$153,237.69	January 2026	\$82,507.63
February 2025	\$129,820.19	February 2026	\$89,882.86
March 2025	\$111,866.00	March 2026	\$74,832.83
April 2025	\$94,773.12	April 2026	\$79,576.21
May 2025	\$94,011.61	May 2026	\$87,456.45
June 2025	\$107,399.15	June 2026	\$85,335.18
Year to Date	\$1,815,976.23	Year to Date	\$1,329,614.83
% of Budget	120%	% of Budget	88%
Budget FYE 25	\$1,516,190.00	Budget FYE 26	\$1,510,985.00

Preliminary Monthly Financial Update—June 2026

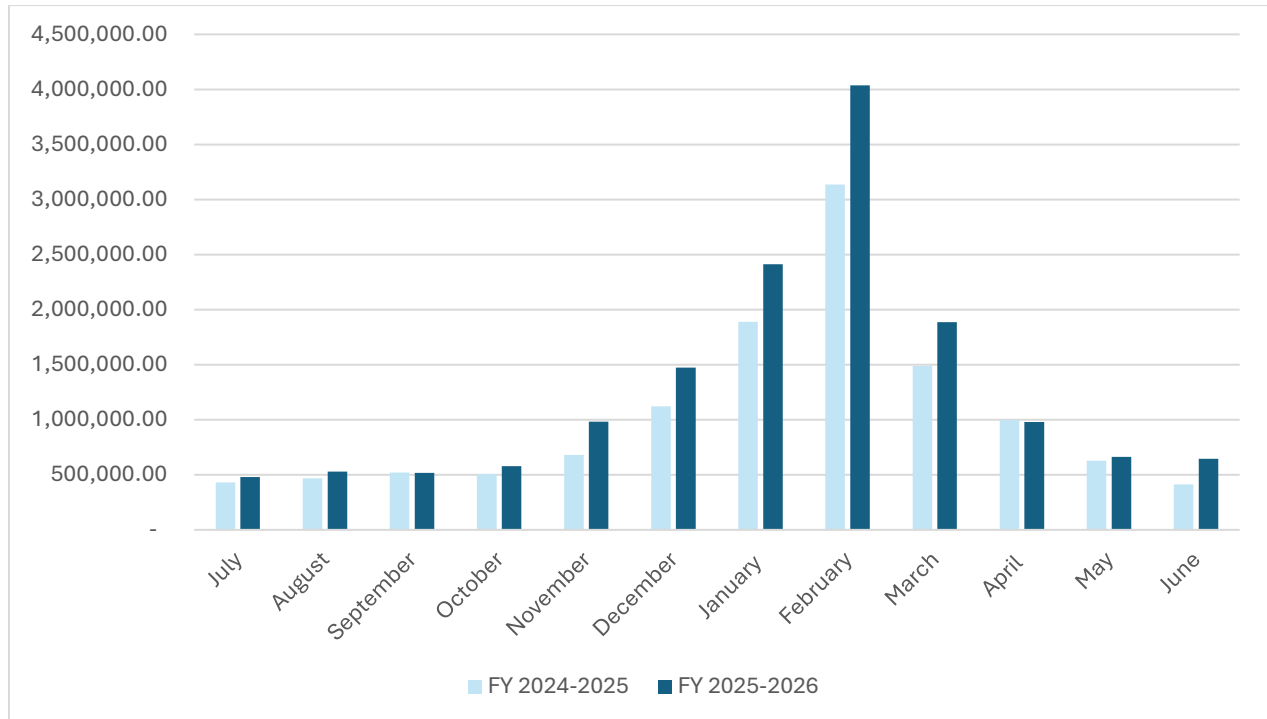


SOLID WASTE FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2019 IPRB (Debris Truck)	6/30/2026	\$459,000.00	\$71,000.00	\$73,357.20 Principal & Interest	\$0.00
2020 Master Lease (Sanitation Vehicle)	6/30/2026	\$443,000.00	\$91,000.00	\$92,292.18 Principal & Interest	\$0.00
2021 Master Lease	6/30/2027	\$113,000.00	\$46,000.00	\$23,616.40 Principal & Interest	\$0.00

Preliminary Monthly Financial Update–June 2026

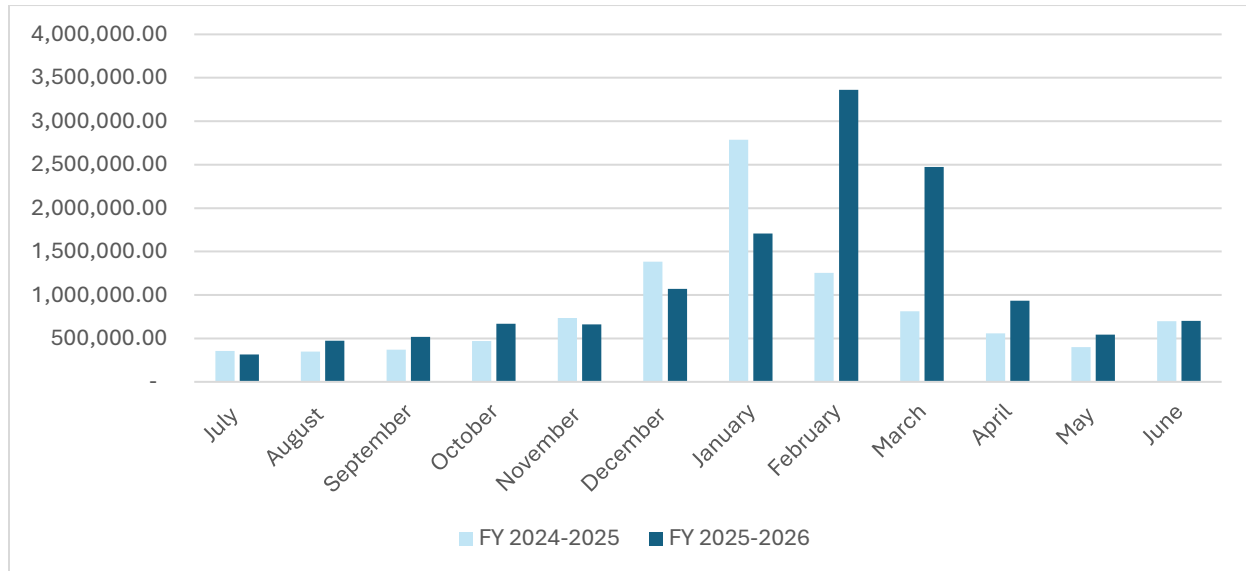
NATURAL GAS – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$429,142.59	July 2025	\$478,603.07
August 2024	\$468,134.26	August 2025	\$529,781.21
September 2024	\$521,699.86	September 2025	\$517,879.47
October 2024	\$506,817.73	October 2025	\$577,622.62
November 2024	\$680,417.38	November 2025	\$983,662.92
December 2024	\$1,123,258.56	December 2025	\$1,473,220.72
January 2025	\$1,889,426.67	January 2026	\$2,411,351.22
February 2025	\$3,136,973.81	February 2026	\$4,035,918.18
March 2025	\$1,487,057.78	March 2026	\$1,886,330.62
April 2025	\$997,640.80	April 2026	\$979,911.09
May 2025	\$628,970.42	May 2026	\$663,605.17
June 2025	\$411,824.85	June 2026	\$644,837.67
YTD Revenue	\$12,281,364.71	YTD Revenue	\$15,182,723.96
% of Budget	101%	% of Budget	121%
Total Budget FYE 25	\$12,148,482.00	Total Budget FYE 26	\$12,553,048.00

Preliminary Monthly Financial Update—June 2026

NATURAL GAS FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$357,357.26	July 2025	\$314,783.38
August 2024	\$346,953.46	August 2025	\$474,450.88
September 2024	\$371,132.65	September 2025	\$519,546.07
October 2024	\$470,885.40	October 2025	\$668,409.97
November 2024	\$735,065.16	November 2025	\$661,656.75
December 2024	\$1,381,965.87	December 2025	\$1,070,994.90
January 2025	\$2,785,048.79	January 2026	\$1,709,092.15
February 2025	\$1,253,630.37	February 2026	\$3,363,171.63
March 2025	\$811,114.00	March 2026	\$2,473,739.95
April 2025	\$558,216.38	April 2026	\$933,892.41
May 2025	\$399,900.46	May 2026	\$543,057.68
June 2025	\$697,019.88	June 2026	\$702,515.60
Year to Date	\$1,401,182.00	Year to Date	\$1,415,269.00
Other Financing Uses		Other Financing Uses	
Year to Date	\$11,569,471.68	Year to Date	\$14,850,580.37
% of Budget	95%	% of Budget	118%
BUDGET	\$10,747,300.00	BUDGET	\$9,837,504.00
Budgeted Other Financing Uses	\$1,401,182.00	Budgeted Other Financing Uses	\$2,715,544.00
Budget FYE 25	\$12,148,482.00	Budget FYE 26	\$12,553,048.00

Preliminary Monthly Financial Update-June 2026



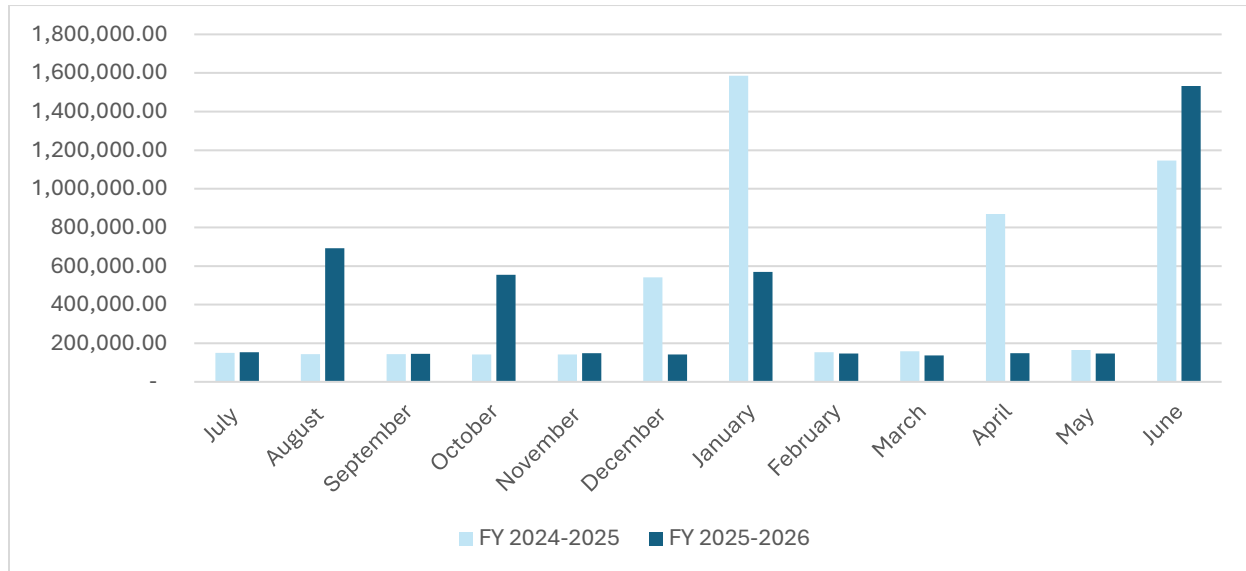
NATURAL GAS FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2015A Gas Bond	10/01/2030	\$3,465,000	\$2,419,000.00	\$440,513.60 Principal & Interest	\$0.00
2021 IPRB	6/30/2041	\$3,562,500	\$2,917,000.00	\$215,798.50 Principal & Interest	\$0.00

Natural Gas Fund - Cash on hand as of 7/22/26: \$2,702,665.04

Preliminary Monthly Financial Update–June 2026

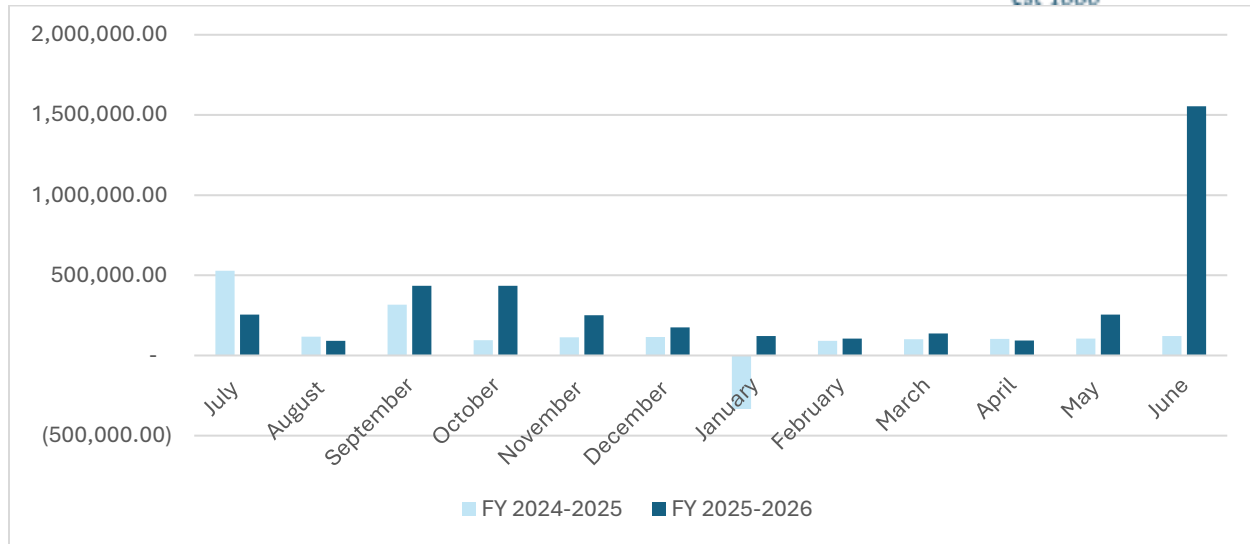
SEWER FUND – Revenue Overview



FY 2024-2025	Revenue	FY 2025- 2026	Revenue
July 2024	\$149,385.05	July 2025	\$153,605.50
August 2024	\$143,835.25	August 2025	\$691,559.72
September 2024	\$143,455.50	September 2025	\$144,776.27
October 2024	\$141,274.70	October 2025	\$555,271.17
November 2024	\$141,172.77	November 2025	\$148,239.43
December 2024	\$541,384.20	December 2025	\$142,555.65
January 2025	\$1,585,647.79	January 2026	\$570,208.78
February 2025	\$152,742.54	February 2026	\$146,355.04
March 2025	\$158,579.33	March 2026	\$137,197.28
April 2025	\$869,009.83	April 2026	\$148,593.57
May 2025	\$165,595.37	May 2026	\$147,007.71
June 2025	\$1,145,644.60	June 2026	\$1,532,080.40
Year to Date	\$10,761.12	Year to Date	\$0.00
Other Financing Sources		Other Financing Sources	
YTD Revenue	\$5,348,488.05	YTD Revenue	\$4,517,450.52
% of Budget	253%	% of Budget	69%
BUDGET	\$2,113,073.00	BUDGET	\$6,505,751.00
Budgeted Other Financing Sources	\$0.00	Budgeted Other Financing Sources	\$0.00
Total Budget FYE 25	\$2,113,073.00	Total Budget FYE 26	\$6,505,751.00

Preliminary Monthly Financial Update–June 2026

SEWER FUND – Expenditure Overview



FY 2024-2025	Expenditures	FY 2025- 2026	Expenditures
July 2024	\$528,963.50	July 2025,	\$255,238.83
August 2024	\$117,384.39	August 2025	\$92,151.86
September 2024	\$317,143.32	September 2025	\$434,087.98
October 2024	\$95,686.23	October 2025	\$433,852.34
November 2024	\$113,242.20	November 2025	\$250,682.56
December 2024	\$114,809.91	December 2025	\$175,955.05
January 2025	-\$333,593.22	January 2026	\$121,121.66
February 2025	\$90,876.07	February 2026	\$105,251.78
March 2025	\$101,067.28	March 2026	\$136,567.72
April 2025	\$102,955.38	April 2026	\$94,269.09
May 2025	\$105,873.13	May 2026	\$255,041.85
June 2025	\$121,915.64	June 2026	\$1,554,048.19
Year to Date	\$266,570.00	Year to Date	\$151,632.34
Other Financing Uses		Other Financing Uses	
Year to Date	\$1,742,893.83	Year to Date	\$4,059,901.25
% of Budget	82%	% of Budget	62%
BUDGET	\$1,846,503.00	BUDGET	\$6,360,599.00
Budgeted Other Financing Uses	\$266,570.00	Budgeted Other Financing Uses	\$145,152.00
Budget FYE 25	\$2,113,073.00	Budget FYE 26	\$6,505,751.00

Preliminary Monthly Financial Update—June 2026



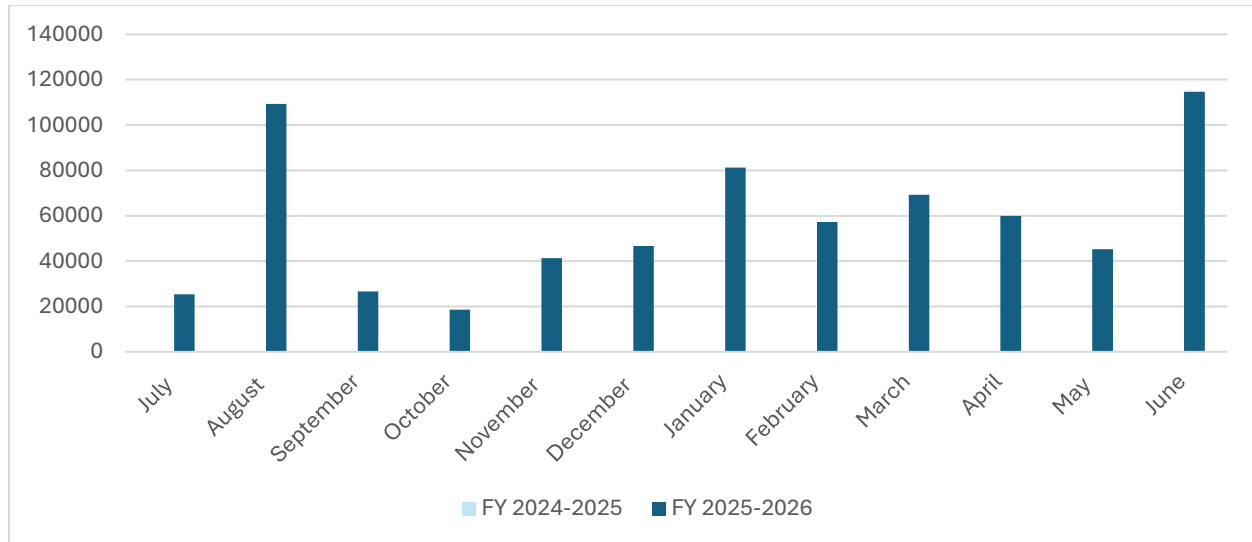
SEWER FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2026	Amount Still Due in FYE 2026
2012 Sewer Bond	5/01/2029	\$3,706,981.57	\$1,063,817.34	\$280,393.26 Principal & Interest	\$0.00
2014 Sewer Bond	5/01/2029	\$1,118,000.00	\$378,000.00	\$99,982.20 Principal & Interest	\$0.00
2021 IPRB	6/30/2041	\$712,500.00	\$583,400.00	\$43,159.70 Principal & Interest	\$0.00
2024 SRF Loan	2/1/2046	\$1,337,883.00	\$1,337,883.00	\$0.00 Principal & Interest	\$0.00

Sewer Fund - Cash on hand as of 7/22/26: \$700,310.72

Preliminary Monthly Financial Update–June 2026

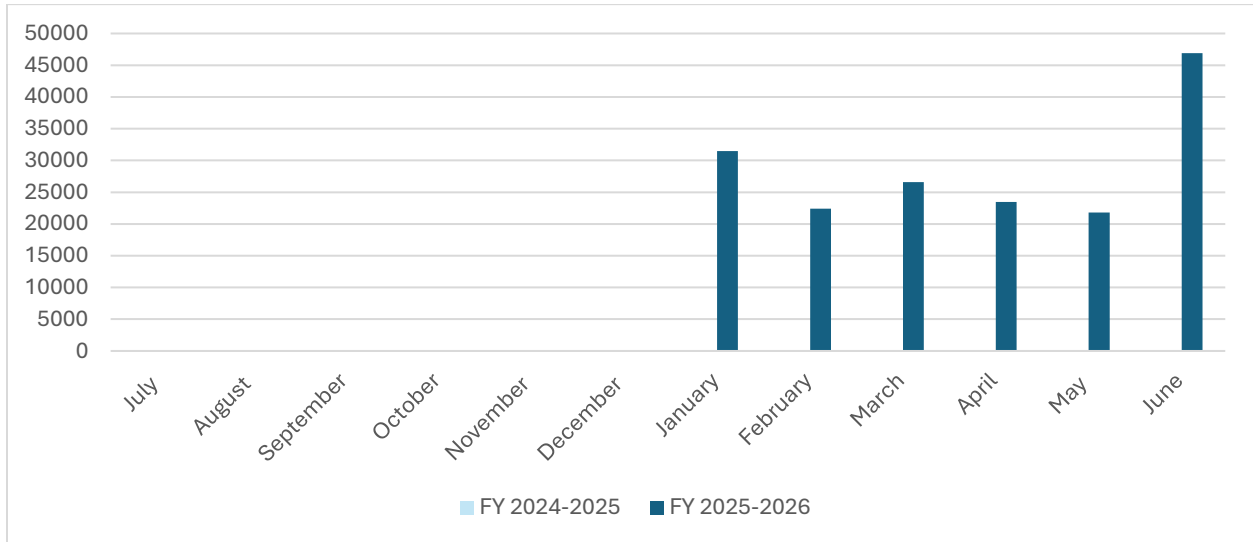
Impact Fees – Parks & Recreation – Revenue Overview



FY 2025- 2026		Revenues
	July 2025,	\$25,327.00
	August 2025	\$109,306.00
	September 2025	\$26,660.00
	October 2025	\$18,662.00
	November 2025	\$41,323.00
	December 2025	\$46,655.00
	January 2026	\$81,313.00
	February 2026	\$57,319.00
	March 2026	\$69,316.00
	April 2026	\$59,985.00
	May 2026	\$45,322.00
	June 2026	\$114,638.00
	Year to Date	\$695,826.00

Preliminary Monthly Financial Update–June 2026

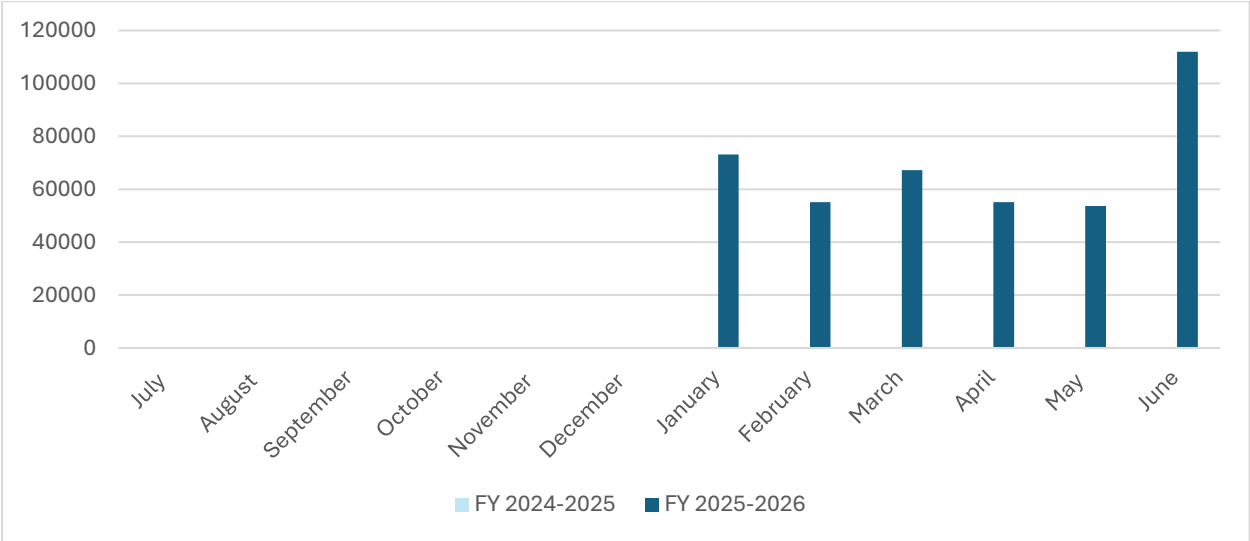
Impact Fees – Police Department – Revenue Overview



FY 2025- 2026		Revenues
July 2025,		\$0.00
August 2025		\$0.00
September 2025		\$0.00
October 2025		\$0.00
November 2025		\$0.00
December 2025		\$0.00
January 2026		\$31,501.00
February 2026		\$22,403.00
March 2026		\$26,571.00
April 2026		\$23,445.00
May 2026		\$21,789.39
June 2026		\$46,918.32
Year to Date		\$172,627.71

Preliminary Monthly Financial Update–June 2026

Impact Fees – Fire Department – Revenue Overview



FY 2025- 2026		Revenues
July 2025,		\$0.00
August 2025		\$0.00
September 2025		\$0.00
October 2025		\$0.00
November 2025		\$0.00
December 2025		\$0.00
January 2026		\$73,131.00
February 2026		\$55,169.00
March 2026		\$67,237.00
April 2026		\$55,169.00
May 2026		\$53,666.84
June 2026		\$112,005.78
Year to Date		\$416,378.62

Preliminary Budget Update—June 2026

(Ideal Percentage Remaining 0%)



Department	Budgeted Expenditures	YTD Expenditures	Encumbrance	Remaining Balance	Percent Remaining
City	\$1,474,073.00	\$1,852,947.32	\$0.00	-\$378,874.32	-26%*
Administration	\$361,448.00	\$349,414.86	\$0.00	\$12,033.14	3%
Court	\$446,262.00	\$410,071.19	\$0.00	\$36,190.81	8%
Mayor/Council	\$169,851.00	\$171,603.58	\$0.00	-\$1,752.58	-1%
Community Relations	\$836,978.00	\$663,550.04	\$623.28	\$172,804.68	21%
Finance	\$395,284.00	\$357,844.55	\$0.00	\$37,439.45	9%
Human Resources	\$209,704.00	\$182,062.90	\$0.00	\$27,641.10	13%
Police Dept.	\$5,912,622.00	\$5,122,623.33	\$40,163.16	\$749,835.51	13%
Fire Dept.	\$3,694,073.00	\$4,797,746.42	\$14,559.26	-\$1,118,232.68	-30%**
Public Works	\$311,606.00	\$348,302.80	\$5,131.44	-\$41,828.24	-13%
Planning & Development	\$605,125.00	\$679,189.15	\$0.00	-\$74,064.15	-12%
Streets & Grounds	\$965,592.00	\$979,691.05	\$68,286.32	-\$82,385.37	-9%
Recreation	\$1,526,740.00	\$1,417,138.73	\$49,368.00	\$60,233.27	4%
Facility Maintenance	\$195,165.00	\$222,329.93	\$6,507.28	-\$33,672.21	-17%
Hospitality	\$2,066,000.00	\$2,091,793.30	\$0.00	-\$25,793.30	-1%
Solid Waste	\$1,510,985.00	\$1,329,616.22	\$52,687.40	\$128,681.38	9%
Natural Gas	\$12,553,048.00	\$14,850,610.92	\$61,660.94	-\$2,359,223.86	-19%
Sewer	\$6,505,751.00	\$4,059,901.25	\$18,990.37	\$2,426,859.38	37%

*The city budget overage was attributable to costs associated with the 2025B bond issuance and the annual GO bond exceeding initial projections.

**The fire budget overage was attributed to the cost of the new fire truck purchased.



**MINUTES
FORMAL MEETING OF CITY COUNCIL**

Thursday, July 9, 2026 at 6 p.m.

1. Call to Order

Mayor McLeer called the meeting to order.

The following members of City Council were in attendance: GP McLeer, Phil Clemmer by phone, Jason Sanders, and AJ Dearybury.

2. Invocation and Pledge of Allegiance

3. Presentation

a. Police Department's Superhero Check Presentation to The Little White House

Chief Fortenberry presented a \$24,000 check to Lou Grant of the Little White House.

b. Proclamation Honoring Mr. Mark Pease

4. Introduce New Employees

**a. Mark James- Police Department
Jesse Boice- Police Department
Christopher McCall- Recreation**

Chief Fortenberry introduced their two new employees.

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

No one signed up to speak.

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

Motion by Mayor McLeer, seconded by Councilmember Dearybury to approve the Consent Agenda.

The motion carried unanimously 4/0.

a. Financials for May 2026

b. Draft Minutes of the Regularly Scheduled City Council Meeting June 11, 2026

c. Draft Minutes of the Special Called Council Meeting June 23, 2026

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

Mr. Bell presented the following information: Byrd Paving declined to perform the necessary repairs, but Campbell Paving corrections will start in July, and we will pass that information along to businesses and staff. The Wall Street parking lot: sewer and storm water upgrades are complete, and most curbs are completed with completion at the end of August. PD Terry Park final design upgrades will be four pickleball courts, two tennis courts, new fencing, and new lighting funded by our Recreation Impacts Fees. Sounds of Summer: Mad Hatters, next Friday, Kids in America this week, August 14 is the Fury Friday Parade and pep rally. Fire Department SAFE designation along with our Police Department, Fountain Inn is the first in Greenville County to have fire and police with this designation. Fire Station Three design of septic system started and review the cost estimates. Police Department's National Night Out August 4 from 6-8 p.m. Public Works Sanitary Sewer Rehabilitation project: 61,000 linear feet rehabbed, 3200 sewer main replaced, 13 manholes replaced, 97 point repairs, 78 lateral replacements and 84 manhole rehabilitations. July is Parks and Recreation Month, thankful to James and his team. Game Night scheduled July 31, 55+ program 2 nights out- Mexican Restaurant and Break on the Lake. Younts Center Boot Scootin' Boogie August 7-16th and 1910 Kitchen Exhibit at the Museum.

Mayor McLeer thanked our staff for the July 2 event and highlighted the Main Street project close to completion.

a. Report

8. Unfinished Business

9. New Business

- a. First Reading of Ordinance 2026-08, and ordinance to amend the City Code of Ordinances by amending Chapter 11 — Licenses and Business Regulations by amending Article VIII "Outdoor Displays and Cafes" and various provisions relating thereto.**

Motion by Mayor McLeer to postpone the first reading of Ordinance 2026-08 until the August Council meeting.

The motion carried unanimously 4/0.

10. Department Reports

- a. Reports**

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

No executive session.

- 12. Adjourn**

Motion by Mayor McLeer, second by Councilman Sanders to adjourn the meeting.

The motion carried unanimously 4/0.

CITY ADMINISTRATOR REPORT



Agenda Date: August 13, 2026

To: Mayor and City Council

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

Administration

- Main Street Streetscape
 - Campbell Pavement Specialties will be milling and resurfacing from 8/18-8/20
 - Milling operations on 8/18 & 8/19 and paving activities on 8/19 & 8/20
 - Following the completion of the paving work, remaining elements include the installation of permanent pavement markings and completion of the landscaping
- Wall/Jones Street Parking Lot
 - Construction activities have been temporarily paused pending the delivery of a stormwater separator
 - Upon receipt and installation of the separator, the contractor will complete the curb installation and begin surface preparations for paving
 - Weather permitting, substantial completion is anticipated by the first week of September
- PD Terry City Park Improvements
 - Consultant is completing construction drawings and preparing the bid documents for solicitation

Community Relations

- Upcoming Events
 - Fury Friday Parade and Pep Rally on 8/14 at 5:00 p.m.
 - Away Team takes the stage from 6:00 - 9:00 p.m. for the Grand Finale of the 2026 Sounds of Summer season
 - Civics Academy from 5:00 - 8:00 p.m. on 9/22, 9/24, and 9/29
- Event Recap:
 - Over 7,500 people attended the Fourth of July Spectacular on 7/2

Fire

- July 2026
 - 214 calls for service
 - 107 were medical incidents (50%)
 - 44 overlapping incidents (21%)
 - 37 inspections completed

Judicial

- July 2026
 - 262 total cases
 - 47 criminal and 215 traffic
 - 195 pending cases
 - 23 disposed cases
- Jury trials scheduled for October 2026

Human Resources

- Community Relations
 - Community Relations Specialist - One vacancy
- Fire
 - Firefighter - One vacancy
- Natural Gas
 - Gas Technician I-IV - One vacancy
- Police
 - Certified Uniform Patrol Officer - Two vacancies
 - Police/Fire Dispatcher - One vacancy
- Public Works
 - Sewer/Stormwater Technician I-III - Two vacancies
 - Sanitation CDL Driver - Two vacancies
- Recreation
 - Part-Time Recreation Support Staff - Four vacancies

Natural Gas

- Gas Supply
 - Deliveries for July 2026
 - Gas volume of 33,963 Dekatherms
 - Gas consumption was 8% higher than in July 2025, but 6.5% lower than the July three-year average
- Gas Prices/Rates
 - The price of natural gas for August 2026 settled at \$2.725 per Dekatherm, representing a \$0.506 decrease from July's price
- Operations
 - July 2026 Key Indicators
 - 10,987 feet of new main lines installed
 - 39,739 feet installed Y-T-D
 - 3,720 feet of new service lines installed (87)
 - 29,385 installed Y-T-D (681)

- 13,754 active customers
- North End High Pressure Steel Project
 - Approximately 6,200 feet of 6-inch steel main have been installed (out of 15,300 feet)
 - Fabrication of the pressure regulator stations is underway

Planning & Development

- July 2026 Building & Codes
 - Inspections & Permits
 - 117 permits issued with a total valuation of \$113,972,775
 - 162 inspections
 - 63 residential plan reviews and one commercial plan reviews
 - 77 certificates of occupancy issued
 - Code Compliance Complaints
 - 4 vehicles/other
 - 13 property maintenance
- Impact Fees collected through the end of June 2026
 - Parks & Recreation: \$695,826
 - Police: \$172,628
 - Fire: \$416,379

Police

- safewise.com named Fountain Inn the #5 safest city in South Carolina for 2026
 - Improved from #15 in 2025
- Key Indicators for July 2026
 - 2,037 calls for service
 - 449 inbound 911 calls
 - 225 citations issued
 - 336 warnings issued
 - 20 collisions - down 39% from July 2025
 - Y-T-D, collisions are down 30% from 2025
 - Animal Control
 - 12 calls for service
 - 3 incident reports
 - 12 intakes
 - 9 transferred to Greenville County Animal Control
 - 4 returned to owner
 - 3 quarantined
 - 87% kennel usage

Public Works

- Sanitation
 - 550 tons of waste collected and hauled away
- Streets and Grounds
 - 362 bags of litter picked up
- Sewer/Stormwater
 - 232 locates (1,964 Y-T-D)
 - 11,283 feet of cleaning and CCTV

Recreation

- Fall Sports
 - Over 600 youth participants are registered for either Tackle/Flag Football, Baseball/Softball, Cheer, or Volleyball
 - Miracle League Fall Season will begin on 9/14 and will run for six consecutive Mondays
- 55+ Program
 - End of Summer Tea on 8/27 at 11:30 a.m. with special guest speaker, Hannah Coburn, with M. Judson Booksellers

Younts Center for Performing Arts

- Ignite Theatrical at the Younts Center was named the Best of the Upstate in the *Community Theater* category for the 2026 Community's Choice Awards
- Boot Scootin' Boogie: A Country Experience from 8/7 - 8/16
- Newsies from 9/11 - 9/16

Fountain Inn Museum

- *Fountain Inn Cooks*, a 1910 Kitchen Exhibit & Cooks Gallery, is on display until 8/22

Fountain Inn Chamber of Commerce

- 43rd Annual Aunt Het Fall Festival on 10/3 from 9:00 a.m. - 5:00 p.m.

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

August 13, 2026

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** August 13, 2026**Ordinance/Resolution Caption: Ordinance 2026-008**

An ordinance to amend the City Code of Ordinances by amending Chapter 11 - Licenses and Business Regulations by amending Article VIII “Outdoor Displays and Cafes” and various provisions relating thereto.

Summary Background:

Article VIII “Outdoor Displays and Cafes,” of Chapter 11 of the City of Fountain Inn Code of Ordinances was adopted by City Council in May 2026. Ordinance 2026-08 modernizes the City’s regulations for outdoor cafes and business encroachments on public sidewalks and plazas by creating a comprehensive permit and operating framework. The three primary policy objectives:

1. Supporting downtown economic activity and placemaking
2. Protecting public safety and pedestrian access
3. Limiting City liability while preserving municipal control of public property

Major changes:

1. Expands what is allowed on public sidewalks and plazas
2. Creates a new café permit framework
3. Adds stronger insurance and liability requirements
4. Establishes detailed application requirements
5. Formally authorizes outdoor merchandise displays
6. Creates new design and operational standards
7. Clarifies alcohol service rules
8. Adds new operational restrictions
9. Strengthens City enforcement authority
10. Establishes a formal appeal process

Impact If Denied:

The existing ordinance provides only limited regulations for outdoor cafés and does not adequately address outdoor merchandise displays, expanded downtown activity, or current risk management practices.

Impact If Approved:

Ordinance 2026-08 would expand opportunities for outdoor dining and retail displays while creating clearer permit requirements, stronger liability protections for the City, defined design standards, and greater administrative control over the use of public sidewalks and plazas.

Financial Impact:

Not Applicable

ORDINANCE

AN ORDINANCE TO AMEND THE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 11 - LICENSES AND BUSINESS REGULATIONS BY AMMENDING ARTICLE VIII “OUTDOOR DISPLAYS AND CAFES” AND VARIOUS PROVISIONS RELATING THERETO.

WHEREAS, The City of Fountain Inn has an existing Code of Ordinances; and

WHEREAS, The City has created a special Hospitality District and made significant improvements to Main Street within the Central Business District such that there is more open space for the enjoyment of the public, for pedestrian traffic, outdoor entertainment, special events and the like; and

WHEREAS, The Mayor and Council believe that it is advisable to establish a process by which licenses and permits may be obtained for the use of public spaces and to adopt regulations with regard thereto; and

WHEREAS, the Mayor and City Council have reviewed the proposed amendment and have determined that it is in the best interest of the City to adopt it;

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

Section 1: That the Code of Ordinances, Chapter 11, Licenses and Business Regulations, be amended by amending Article VIII, “Outdoor Displays and Cafes,” which article shall read as follows:

ARTICLE VIII. - OUTDOOR DISPLAYS AND CAFES

Sec. 11-291. - Purpose and applicability of article.

The provisions of this article shall apply to conforming businesses within a nonresidential district for the establishment, operation and maintenance of outdoor cafés and the placement of permitted items located on sidewalks and public plazas. The purpose of this article is to promote the general economic development and atmosphere of the C-1 district and other areas for the benefit of all businesses and citizens located there, and no rights of individuals or individual businesses are created in this article. The City Administrator and Director of Planning and Development shall have broad discretion to grant, modify or revoke Café Permits issued pursuant to this article in the interests of improving and protecting the public health, safety and welfare.

[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

Sec. 11-292. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City Administrator means the City Administrator or City personnel designated by the City Administrator to enforce this article.

Café Permit means a revocable, nonexclusive permit issued by the City authorizing a qualified business to operate an outdoor café or place approved permitted items within a designated area of City-controlled public property. The permit does not create a leasehold, easement, property right, or right to exclusive possession of public property.

Design requirements mean the standards adopted with this article that guide design and materials in encroachment areas.

Encroachment means stands, tables, umbrellas, chairs, benches, signs, objects related to the business, or other items on the public right-of-way, sidewalk or common area on public property.

Merchandise display unit means a temporary, freestanding, movable fixture, object, or arrangement placed within an approved Café Permit area for the display of merchandise, products, or business-related items associated with the adjacent business. An outdoor display does not include a freestanding sign, outdoor storage, a box, bulk merchandise container, rolling cart, or similar merchandise-staging device.

Outdoor cafe means the business of providing food and beverage service with chairs, tables on sidewalks and plazas, adjacent to a business licensed to operate as an eating establishment where food and/or other refreshments are served.

Permitted item means any temporary item approved for placement within a Café Permit area, including a table, chair, bench, umbrella, sandwich board sign, merchandise display unit, planter, decorative item, or other business-related object.

Permittee means the recipient of a Café Permit under the terms and provisions of this article.

Plaza means any landscaped outdoor area which is owned or controlled by the City, which is open to the general public, but which is not a sidewalk or street.

Sidewalk means that area of the public right-of-way between the curblines or the lateral lines of a roadway and the adjacent property lines and which is reserved for pedestrian traffic, but not including street crossings.

Sec. 11-293. - Penalty.

Any person violating any provision of this article shall be guilty of a misdemeanor and, upon conviction, shall be punished in accordance with Sec. 1-10 of this Code of Ordinances. Each day any violation of this article shall continue shall constitute a separate offense.

Sec. 11-294. - Permit required.

- (a) It shall be unlawful for any person to create, establish, operate, maintain or otherwise be engaged in the business of running an outdoor cafe, or to place any items upon the sidewalks or public

property, in the City, unless the business holds a current valid Café Permit issued under the terms of this article.

- (b) Permits shall be issued only to validly licensed businesses that wish to set up signs, tables and chairs or other objects related to their business on the public sidewalk or plaza.

Sec. 11-295. - Application for Café Permit; fee.

- (a) Application for the Café Permit required by this article shall be made with the City in a form deemed appropriate by the City Administrator. Such application shall include, but not be limited to, the following information:
 - (1) Name, home and business address and telephone number of the applicant, and the name and address of the owner of the business if other than the applicant.
 - (2) Name, home address and telephone number of a person responsible whom the City may notify or contact at any time concerning the applicant's encroachment.
 - (3) A copy of a valid business license to operate a business establishment adjacent to the public property which is the subject of the application.
 - (4) Proof of current commercial general liability insurance, issued by an insurance company licensed to do business in the state, protecting the permittee and the City from all claims for damage to property and bodily injury, including death, which may arise from or relate to operation under or in connection with the Café Permit. Such insurance shall name the City as an additional insured, shall provide that the policy shall not terminate or be canceled prior to the expiration date without thirty (30) days' advance written notice to the City, and shall provide minimum coverage of \$1,000,000 per occurrence and \$2,000,000 aggregate, or higher if deemed necessary by the City Administrator.
 - a. The applicant shall indemnify, defend, and hold harmless the City of Fountain Inn, its elected and appointed officials, officers, employees, agents, and representatives from and against any and all claims, demands, damages, losses, liabilities, penalties, fines, costs, expenses, and attorney's fees arising out of or related to the applicant's use, operation, maintenance, or occupancy of the permitted area, including injury to persons or damage to property occurring in or about the permitted area, except to the extent caused by the sole negligence or willful misconduct of the City.
 - (5) A scaled permit plan showing the proposed permit area; building frontage; curb, sidewalk, and street edges; total sidewalk width; the required clear pedestrian access route; accessible entrances; doors; crosswalks; curb ramps; driveways; fire hydrants; utility fixtures; trees; streetlights; and all proposed tables, chairs, umbrellas, signs, displays, planters, and other items.
 - (6) Proof of any required state or local alcohol beverage license, permit, or approval; health permit; fire approval; or other permit applicable to the proposed use. If alcoholic beverages will be served in the permitted area, the applicant must provide proof that the applicable state alcohol license includes, or has been amended to include, the outdoor permitted area as part of the licensed premises. Alcohol service may not begin in the permitted area until all required state and local approvals have been obtained.

- (7) Photographs, drawings or manufacturers' brochures fully describing the appearance of all proposed tables, chairs, umbrellas or other objects related to the business.
- (8) Written permission from the property owner or landlord where the business is not the property owner.
- (b) Not later than 15 days after the filing of a completed application for a temporary Café Permit, the applicant shall be notified by City staff of the decision on the issuance or denial of the permit. This fee is in addition to the business license fee required for operation within the City. Only new permits shall be prorated on a quarterly basis. No fees shall be charged for encroachments solely for the purpose of beautification, but all other provisions of this article shall apply.
- (c) Application for a permit shall be made within 48 hours of written notice for failure to obtain a permit, or as soon thereafter as City offices are open. Where the same owner, occupant or person responsible has been given notice of the same violation at the same location within the previous 180 days, such requirements of written notice may be waived and legal proceedings commence immediately.
- (d) Café Permit fees will be established by ordinance by City Council and included in the annual fee schedule.
- (e) Submission Method. Applications shall be submitted through the City's designated electronic permitting system or such other method as prescribed by the City Administrator.

Sec. 11-296. - Prohibited acts.

- (a) No merchant, vendor, business or property owner shall:
 - (1) Place any items for sale or other equipment, tables or chairs on any portion of the public property other than that directly in front of his existing place of business without the written consent of adjacent landowners and businesses and approval by the City. In no event shall such items be placed in landscaped areas or extend beyond the frontage of the applicant's business unless written permission is obtained from the affected adjacent property owner or business and the extension is approved by the City as part of the permit.
 - (2) Block or restrict the pedestrian passageway to less than six feet in width (as measured at all points from the sidewalk and extending up to fifteen feet above the sidewalk), or block ingress or egress to or from any building. In areas of congested pedestrian activity, the City Administrator is authorized to require a wider pedestrian passageway, as circumstances dictate. Also, no items shall be placed to block or impede any driveway, crosswalk, bus stop, counter service window or block visibility within an intersection.
 - (3) Sublicense, assign, transfer, or otherwise allow another person or business to use the Permit Area.
 - (4) Place objects around the perimeter of an area occupied by tables and chairs which would have the effect of forming a physical or visual barrier, except within a plaza, without the written approval of the City Administrator.

- (5) Use tables, chairs, benches, umbrellas and any other objects of such quality, design, materials and workmanship which are not authorized by the City Administrator. Objects in a plaza must meet design requirements set forth for that public space.
 - (6) Use umbrellas larger than ten feet by ten feet unless such umbrellas are fire-retardant, pressure-treated, or manufactured of fire-resistive material.
 - (7) Fail to secure permission of the landlord where a building has multiple occupants.
 - (8) Utilize the area for commercial activity in any way without the insurance coverage specified.
 - (9) Sound or permit the sounding of any device on the public property which produces a loud noise, or use or operate any loudspeaker, public address system, radio, sound amplifier or similar device.
 - (10) Fail to pick up, remove and dispose of all trash or refuse left by the business or its patrons on the public right-of-way.
 - (11) Store, park or leave any stand or items of merchandise overnight on any street or sidewalk, except for tables and chairs, which may be kept in the permitted area at the permittee's risk.
 - (12) Store, park or leave any vehicle, truck or trailer within the encroachment area.
 - (13) Permit or allow smoking within any permitted area. Smoking shall be prohibited within the permitted area and must occur a minimum of ten (10) feet from the encroachment boundary.
 - (14) Place or allow benches within Café Permit areas where food or alcoholic beverages are served, unless specifically approved by the City Administrator.
- (b) The Café Permit is a temporary, revocable license, which may be denied, suspended, or revoked for any conduct contrary to the provisions of this article or for conduct of the business in such a manner as to create a public nuisance or constitute a danger to the operator's or the public's health, safety, or welfare. No property right is created by this article. Any denial, suspension, or revocation shall be subject to the appeal procedures set forth in Sec. 11-298.

Sec. 11-297. - Form and conditions of permit.

The permit required by this article shall be issued on a form deemed suitable by the City Administrator. In addition to naming the permittee and any other information deemed appropriate by the City Administrator, the permit shall contain the following conditions:

- (1) Each permit shall expire on January 1st of each year unless revoked, suspended, or retracted prior to expiration. When a permit is invalidated, the prorated fee for any full quarter year remaining shall be refunded. No fees will be refunded for periods of suspension.
- (2) The permit issued shall be personal to the permittee only and shall not be transferable in any manner.
- (3) The permit may be suspended by the City Administrator when necessary to clear the public property for public safety for a community or special event authorized by a permit issued by the City. The City will notify the Café Permit holder forty-eight (48) hours prior to the event.

- (4) The City Administrator may require the temporary removal of items within the encroachment area when street, sidewalk, common area or utility repairs necessitate such action.
- (5) The Café Permit shall be specifically limited to the area shown on the plat diagram attached to the permit application. As a condition of approval, the City may reduce and otherwise reconfigure the proposed area and the number of requested chairs, tables and items within the encroachment area.
- (6) The encroachment area covered by the permit shall be maintained in a neat and orderly appearance at all times, and the area shall be cleared of all debris on a periodic basis during the day, and again at the closing of each business day.
- (7) To preserve pedestrian safety, maintain clear access, and protect the appearance and character of the streetscape, signs, merchandise display units, umbrellas, and other items within the permitted area shall be limited to materials, markings, and design elements that identify or are directly associated with the on-site business and shall comply with all design and operational standards approved by the City.
- (8) No tables or chairs or any other parts of the business shall be attached, chained or in any manner affixed to any tree, post, sign or other fixtures, curb or sidewalk within or near the permitted area in a manner which causes or threatens to cause injury to any person or damage to public or private properties. No additional outdoor seating authorized under this article shall be used for calculating seating requirements pertaining to location of, application for or issuance of an ABC license for any establishment or be used as the basis for computing required seating for restaurants and dining rooms, or as grounds for claiming exemption from such requirements under the provisions of any City ordinance or state law.
- (9) The issuance of a Café Permit does not grant or imply vested rights to use of the area by the permittee. The City retains the right to deny the issuance of a Café Permit or the renewal of a Café Permit for any reason.
- (10) Tables, chairs, benches, umbrellas and any other objects provided shall be maintained with a clean and attractive appearance and shall be kept safe and in good repair at all times.
- (11) The City retains the right to suspend the privilege of using glass containers within the encroachment area during major festivals and events and when streets are closed. The use of glass containers will be revoked if an incident jeopardizes the health, safety and welfare of customers or the general public. Any violation of state or local laws will also result in a revocation of this privilege. Repeated offenses may result in revocation or denial of the Café Permit.
- (12) Alcohol Service Conditions
 - a. The service and consumption of alcoholic beverages on City sidewalks and public property is authorized to the extent provided for in each individual Café Permit issued, but not otherwise. The service and consumption of food, nonalcoholic beverages and alcoholic beverages in sidewalk encroachments pursuant to this article is limited to patrons seated at tables. No Café Permit shall authorize either the service or consumption of alcoholic beverages between the hours of 11:00 p.m. and 10:00 a.m.

- b. Mixed drinks served within the encroachment area must remain within the permitted area;
 - c. During special events, permittees shall ensure compliance with all restrictions imposed by the City regarding alcohol service and consumption.
- (13) The City may require the posting or placement of the Café Permit and relevant notices to facilitate the administration and enforcement of this article.
- (14) Merchandise display units authorized under this article are temporary encroachments on public property and are not “outdoor retail display areas” for purposes of the Unified Development Ordinance, unless otherwise determined by the Director of Planning and Development. Nothing in this article authorizes outdoor storage or permanent retail display areas in violation of the Unified Development Ordinance.
- (15) A Café Permit issued under this article shall constitute the revocable license required for outdoor sidewalk seating under the Unified Development Ordinance, provided that the permit includes insurance, indemnification, maintenance, removal, and revocation provisions acceptable to the City.”

Sec. 11-298. - Denial, suspension, retraction or revocation of permit; removal of property by City.

- (a) Grounds for denial, suspension, retraction or revocation; removal of property by City. The City Administrator may deny, retract, revoke or suspend a Café Permit issued under this article at any time for any business authorized in the City if it is found that:
- (1) Any necessary business license or health permit has been suspended, revoked or canceled.
 - (2) The permittee does not have insurance in force which is correct and effective in the minimum amount described in Sec. 11-295(a)(4).
 - (3) Changing conditions of pedestrian or vehicular traffic causing congestion or changes of property conditions necessitating removal of the encroachment. Such decision shall be based upon findings of the administrator that the minimum six-foot pedestrian path is insufficient under existing circumstances and represents a danger to the health, safety or general welfare of pedestrians or vehicular traffic.
 - (4) The permittee has failed to correct violations of this article or conditions of the permit upon receipt of the City Administrator's notice of the violation delivered in writing to the permittee.
 - (5) The permittee has failed to take positive actions to prohibit violations from reoccurring.
 - (6) The permittee has failed to make modifications upon receipt of the City Administrator's notice to make such modifications delivered in writing to the permittee.
 - (7) The permittee’s business license has been revoked, suspended, or is lapsed, in which case the permit issued pursuant to this article is automatically and immediately revoked.
- (b) Tables, chairs and other vestiges of the business may be removed by the Department of Public Works, and a reasonable fee charged for labor, transportation and storage, should the permittee fail to remove the items within 36 hours of receipt of the City Administrator's final notice to do so for any reason provided for under this article. If the action is taken based on

subsection (a)(2) or (3) of this section, the action shall become effective upon the receipt of such notice and the permittee shall have four hours to remove the items. If an item presents an immediate threat to public health, safety, or welfare, blocks required pedestrian access, or interferes with emergency access, the City may remove, relocate, or secure the item without prior notice. The permittee shall remain responsible for all reasonable costs incurred by the City.

- (c) Notice of denial or revocation. Except in the case of revocation pursuant to Sec. 11-298(a)(7), upon denial or revocation, the City Administrator shall give notice of such action to the applicant or the permittee, in writing, stating the action which has been taken and the reason therefore. The action shall be effective upon giving such notice to the permittee.
- (d) Appeals. The permittee shall have the right to appeal the decision of the administrator by filing a written notice of appeal with the City within five working days of receipt of notice. An appeal does not stay the denial, suspension, or revocation of the permit unless otherwise ordered by the hearing officer. Appeals shall be heard by an independent hearing officer designated by the City Administrator. The hearing shall be held within five working days from the date of notice of the request, if reasonably practicable, or as soon thereafter as the hearing officer is available. The Café Permit applicant may be represented by an attorney and may present witnesses, affidavits, and any relevant documentary evidence. Formal rules of evidence shall not apply. The hearing officer shall notify the Café Permit applicant of the determination in writing.

Sec. 11-299. – Design and Operational Standards.

- (a) Pedestrian Access. A continuous pedestrian path of not less than six (6) feet in width shall be maintained at all times, free from obstruction.
- (b) Encroachment Limitations. Encroachments shall not extend beyond the frontage of the applicant's business unless written permission is obtained from adjacent property owners or businesses and the extension is approved by the City as part of the permit.
- (c) Sandwich Board Signs.
 - (1) Must be freestanding and movable;
 - (2) Shall not exceed six (6) square feet per side and four (4) feet in height with up to two (2) sides;
 - (3) The sign shall not be internally illuminated or equipped with any external lighting fixtures; however, it may be placed in areas illuminated by standard building-mounted or site lighting intended for pedestrian or storefront visibility,;
 - (4) Shall be limited to identifying or being directly associated with the on-site business and shall not create a hazard, obstruction, or distraction inconsistent with pedestrian safety or streetscape aesthetics.
- (d) Umbrellas.
 - (1) Shall be solid in color or otherwise consistent with the approved design standards and limited to identifying or being directly associated with the on-site business;
 - (2) Must maintain a minimum clearance height of seven (7) feet;
 - (3) Shall not encroach into the required pedestrian access area.

(e) Merchandise Display Units.

- (1) Must be freestanding, movable, and parallel to the building frontage;
 - (2) Shall not exceed six and one-half (6.5) feet in height, three (3) feet in width, or three (3) feet in depth. Depth shall be measured perpendicular to the building frontage;
 - (3) Shall be limited merchandise, products, advertising, and other materials directly associated with the on-site business and shall comply with the purpose of preserving pedestrian safety and streetscape aesthetics;
 - (4) Advertising may be displayed on an outdoor display; however, the total area occupied by advertising on any individual side or face of the display shall not exceed fifty percent (50%) of the actual surface area of that side or face. For purposes of this subsection, advertising includes lettering, logos, graphics, images, or other promotional material. The area of each side or face shall be calculated using that side's actual height and width.
 - (5) Merchandise may be displayed on or within a merchandise display unit, but the unit shall not be used for outdoor storage.
- (f) Insurance Maintenance. Permit holders shall maintain required insurance at all times and provide updated proof annually or upon request.
- (g) Customer Management. Permit holders shall ensure that patrons do not obstruct pedestrian access or expand seating arrangements in a manner that violates this article.
- (h) Where this article imposes standards more restrictive than the Unified Development Ordinance, the standards of this article shall apply to encroachments on public sidewalks, plazas, rights-of-way, and other public property.

Section 2. Authorization. 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 amendments authorized by this Ordinance in accordance with the conditions herein set forth.

Section 3. Severability. The provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 4. Repeal of Conflicting Ordinance. All ordinances, orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 5. Effective Date of the Ordinance. This ordinance shall become effective upon final approval by Council after second reading and signing by the Mayor.

[ONE SIGNATURE PAGE FOLLOWS]
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Enacted: September 10, 2026

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.
Kozlarek Law LLC

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

ARTICLE VIII. - OUTDOOR DISPLAYS AND CAFES

Sec. 11-291.- Purpose and applicability of article.

The provisions of this article shall apply to conforming businesses within a nonresidential district for the establishment, operation and maintenance of outdoor ~~displays and dining areas~~ cafés and the placement of permitted items located on sidewalks and public plazas. The purpose of this article is to promote the general economic development and atmosphere of the C-1 district and other areas for the benefit of all businesses and citizens located there, and no rights of individuals or individual businesses are created in this article. The ~~city administrator~~ City Administrator and ~~director~~ Director of ~~public works~~ Planning and Development shall have broad discretion to grant, modify or revoke ~~permits~~ Café Permits issued pursuant to this article in the interests of improving and protecting the public health, safety and welfare.-

Sec. 11-292.- Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:-

City Administrator means the ~~city administrator~~ City Administrator or ~~city~~ City personnel designated by the ~~city administrator~~ City Administrator to enforce this article.-

Café Permit means a revocable, nonexclusive permit issued by the City authorizing a qualified business to operate an outdoor café or place approved permitted items within a designated area of City-controlled public property. The permit does not create a leasehold, easement, property right, or right to exclusive possession of public property.

Design requirements ~~means~~ mean the standards adopted with this article that guide design and materials in encroachment areas.-

Encroachment means stands, tables, umbrellas, chairs, benches, signs, objects related to the business, or other items on the public right-of-way, sidewalk or common area on public property.-

Merchandise display unit means a temporary, freestanding, movable fixture, object, or arrangement placed within an approved Café Permit area for the display of merchandise, products, or business-related items associated with the adjacent business. An outdoor display does not include a freestanding sign, outdoor storage, a box, bulk merchandise container, rolling cart, or similar merchandise-staging device.

Outdoor cafe means the business of providing food and beverage service with chairs, tables on sidewalks and plazas, adjacent to a business licensed to operate as an eating establishment where food and/or other refreshments are served.

Permitted item means any temporary item approved for placement within a Café Permit area, including a table, chair, bench, umbrella, sandwich board sign, merchandise display unit, planter, decorative item, or other business-related object.

Permittee means the recipient of ~~an encroachment permit~~ a Café Permit under the terms and provisions of this article.-

Plaza means any landscaped outdoor area which is owned or controlled by the ~~city~~City, which is open to the general public, but which is not a sidewalk or street.-

Sidewalk means that area of the public right-of-way between the curblines or the lateral lines of a roadway and the adjacent property lines and which is reserved for pedestrian traffic, but not including street crossings.-

Sec. 11-293.- Penalty.

Any person violating any provision of this article shall be guilty of a misdemeanor and, upon conviction, shall be punished in accordance with ~~section~~Sec. 1-10 of this Code of Ordinances. Each day any violation of this article shall continue shall constitute a separate offense.

Sec. 11-294.- Permit required.

(a) ~~(a)~~—It shall be unlawful for any person to create, establish, operate, maintain or otherwise be engaged in the business of running an outdoor cafe, or to place any items upon the sidewalks or public property, in the ~~city~~City, unless ~~he shall hold~~the business holds a ~~currently current~~ valid ~~permit~~Café Permit issued under the terms of this article.-

(b) ~~(b)~~—Permits shall be issued only to validly licensed businesses that wish to set up signs, tables and chairs or other objects related to their business on the public sidewalk or plaza.-

Sec. 11-295.- Application for ~~permit~~Café Permit; fee.

(a) ~~(a)~~—Application for the ~~permit~~Café Permit required by this article shall be made with the ~~city~~City in a form deemed appropriate by the ~~city administrator~~.City Administrator. Such application shall include, but not be limited to, the following information:-

(1) ~~(1)~~—Name, home and business address and telephone number of the applicant, and the name and address of the owner of the business if other than the applicant.-

(2) ~~(2)~~—Name, home address and telephone number of a ~~person~~ responsible ~~person~~ whom the ~~city~~City may notify or contact at any time concerning the applicant's encroachment.-

(3) ~~(3)~~—A copy of a valid business license to operate a business establishment adjacent to the public property which is the subject of the application.-

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- (4) ~~(4)~~ Proof of current commercial general liability insurance, issued by an insurance company licensed to do business in the state, protecting the ~~licensee/permittee~~ and the ~~city~~City from all claims for damage to property and bodily injury, including death, which may arise from or relate to operation under or in connection with the ~~encroachment permit~~Café Permit. Such insurance shall name the ~~city~~City as an additional insured ~~and~~, shall provide that the policy shall not terminate or be canceled prior to the expiration date without thirty (30-days') days' advance written notice to the ~~city~~. ~~The policy~~City, and shall ~~be provide~~ minimum coverage of ~~\$2501,000-00,000 per occurrence and \$2,000,000 aggregate~~, or higher if deemed necessary by the ~~administrator~~. City Administrator.
- ~~(5) A sketch, to scale, of the proposed location, showing the layout and dimensions of the existing public area and adjacent private property.~~
- ~~(6) Proof of any required ABC license, health permits or other state permits for the business involved.~~
- a. ~~(7)~~ The applicant shall indemnify, defend, and hold harmless the City of Fountain Inn, its elected and appointed officials, officers, employees, agents, and representatives from and against any and all claims, demands, damages, losses, liabilities, penalties, fines, costs, expenses, and attorney's fees arising out of or related to the applicant's use, operation, maintenance, or occupancy of the permitted area, including injury to persons or damage to property occurring in or about the permitted area, except to the extent caused by the sole negligence or willful misconduct of the City.
- ~~(5) A scaled permit plan showing the proposed permit area; building frontage; curb, sidewalk, and street edges; total sidewalk width; the required clear pedestrian access route; accessible entrances; doors; crosswalks; curb ramps; driveways; fire hydrants; utility fixtures; trees; streetlights; and all proposed tables, chairs, umbrellas, signs, displays, planters, and other items.~~
- ~~(6) Proof of any required state or local alcohol beverage license, permit, or approval; health permit; fire approval; or other permit applicable to the proposed use. If alcoholic beverages will be served in the permitted area, the applicant must provide proof that the applicable state alcohol license includes, or has been amended to include, the outdoor permitted area as part of the licensed premises. Alcohol service may not begin in the permitted area until all required state and local approvals have been obtained.~~
- ~~(7) Photographs, drawings or manufacturers' brochures fully describing the appearance of all proposed tables, chairs, umbrellas or other objects related to the business.-~~
- ~~(8) ~~(b)~~ Written permission from the property owner or landlord where the business is not the property owner.~~
- ~~(b) Not later than 15 days after the filing of a completed application for a temporary encroachment permit~~Café Permit, the applicant shall be notified by ~~city~~City staff of the decision on the issuance or denial of the permit. ~~An annual fee shall be due and payable~~
-

~~as fixed from time to time by the administrator.~~ This fee is in addition to the business license fee required for operation within the ~~city~~City. Only new permits shall be prorated on a quarterly basis. No fees shall be charged for encroachments solely for the purpose of beautification, but all other provisions of this article shall apply.-

- (c) ~~(e)~~—Application for a permit shall be made within 48 hours of written notice for failure to obtain a permit, or as soon thereafter as ~~city~~City offices are open. Where the same owner, occupant or person responsible has been given notice ~~for of~~ the same violation at the same location within the previous 180 days, such requirements of written notice may be waived and legal proceedings ~~commenced~~commence immediately.-

~~(Ord. No. 2016-004, § 1, 5-12-16)~~

- (d) Café Permit fees will be established by ordinance by City Council and included in the annual fee schedule.
- (e) Submission Method. Applications shall be submitted through the City's designated electronic permitting system or such other method as prescribed by the City Administrator.

Sec. 11-296.- Prohibited acts.

- (a) ~~(a)~~—No merchant, vendor, business or property owner shall:-

(1) ~~(1)~~ Place any items for sale or other equipment, tables or chairs on any portion of the public property other than that directly in front of his existing place of business without the written ~~consent of adjacent landowners and businesses. In no event shall such items be placed in the landscaped areas or extend beyond the authorized 25 feet from each side of the applicant's business.~~

~~(2) consent of adjacent landowners and businesses and approval by the City. In no event shall such items be placed in landscaped areas or extend beyond the frontage of the applicant's business unless written permission is obtained from the affected adjacent property owner or business and the extension is approved by the City as part of the permit.~~

(2) Block or restrict the pedestrian passageway to less than six feet in width (as measured at all points from the sidewalk and extending up to ~~15~~fifteen feet above the sidewalk), or block ingress or egress to or from any building. In areas of congested pedestrian activity, the ~~administrator~~City Administrator is authorized to require a wider pedestrian passageway, as circumstances dictate. Also, no items shall be placed ~~so as~~ to block or impede any driveway, crosswalk, bus stop, counter service window or block visibility within an intersection.-

(3) ~~(3)~~ Sublicense, assign, transfer, or otherwise allow another person or business to use the ~~encroachment area.~~ Permit Area.

(4) ~~(4)~~ Place objects around the perimeter of an area occupied by tables and chairs which would have the effect of forming a physical or visual barrier, except within a plaza, without the written approval of the ~~administrator.~~ City Administrator.

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- (5) ~~(5)~~ Use tables, chairs, benches, umbrellas and any other objects of such quality, design, materials and workmanship which are not authorized by the ~~administrator.~~City Administrator. Objects in a plaza must meet design requirements set forth for that public space.-
- (6) ~~(6)~~ Use umbrellas ~~which larger than ten feet by ten feet unless such umbrellas are not fire-retardant, pressure-treated, or manufactured of fire-resistive material-if larger than ten feet by ten feet.-~~
- (7) ~~(7)~~ Fail to secure permission of the landlord where a building has multiple occupants.-
- (8) ~~(8)~~ Utilize the area for commercial activity in any way without the insurance coverage specified.-
- (9) ~~(9)~~ Sound or permit the sounding of any device on the public property which produces a loud noise, or use or operate any loudspeaker, public address system, radio, sound amplifier or similar device.-
- (10) ~~(10)~~ — Fail to pick up, remove and dispose of all trash or refuse left by the business or its patrons on the public right-of-way.-
- (11) ~~(11)~~ — Store, park or leave any stand or items of merchandise overnight on any street or sidewalk, except for tables and chairs, which may be kept in the permitted area at the permittee's risk.-
- (12) ~~(12)~~ — Store, park or leave any vehicle, truck or trailer within the encroachment area.-
- ~~(13) — Serve an alcoholic beverage without also serving food. An alcoholic beverage served to any customer pursuant to a permit issued under this article must be accompanied by an order for the service of food.~~
- (13) ~~(b)~~ ~~The encroachment permit~~Permit or allow smoking within any permitted area. Smoking shall be prohibited within the permitted area and must occur a minimum of ten (10) feet from the encroachment boundary.
- (14) Place or allow benches within Café Permit areas where food or alcoholic beverages are served, unless specifically approved by the City Administrator.
- (b) The Café Permit is a temporary, revocable license, which may be denied, suspended, or revoked for any conduct ~~which is~~ contrary to the provisions of this article or for conduct of the business in such a manner as to create a public nuisance or constitute a danger to the ~~operator's~~operator's or the ~~public's~~public's health, safety, or welfare. No property right is created by this article, ~~and the decision of the administrator.~~ Any denial, suspension, or revocation shall be final, subject to the appeal procedures set forth in Sec. 11-298.
- ~~(c) — Notwithstanding any other provision of this article, no alcohol may be served pursuant to a permit issued as provided herein during the period of December 1 through December 31 each year.-~~

Sec. 11-297.- Form and conditions of permit.

The permit required by this article shall be issued on a form deemed suitable by the ~~administrator.~~City Administrator. In addition to naming the permittee and any other

information deemed appropriate by the ~~administrator~~City Administrator, the permit shall contain the following conditions:-

- (1) ~~(1)~~ Each permit shall ~~be effective for up to three years, from April 15 — April 14, subject to annual renewal, expire on January 1st of each year~~ unless revoked, suspended, or retracted prior to expiration. When a permit is invalidated, the prorated fee for any full quarter year remaining shall be refunded. No fees will be refunded for periods of suspension.-
- (2) ~~(2)~~ The permit issued shall be personal to the permittee only and shall not be transferable in any manner.-
- (3) ~~(3)~~ The permit may be suspended by the ~~administrator~~City Administrator when necessary to clear the public property for public safety for a community or special event authorized by a permit issued by the ~~city~~City. The City will notify the Café Permit holder forty-eight (48) hours prior to the event.
- (4) ~~(4)~~ The ~~administrator~~City Administrator may require the temporary removal of items within the encroachment area when street, sidewalk, common area or utility repairs necessitate such action.-
- (5) ~~(5)~~ The ~~permit~~Café Permit shall be specifically limited to the area shown on the plat diagram attached to the permit application. As a condition of approval, the ~~city~~City may reduce and otherwise reconfigure the proposed area and the number of requested chairs, tables and items within the encroachment area.-
- (6) ~~(6)~~ The encroachment area covered by the permit shall be maintained in a neat and orderly appearance at all times, and the area shall be cleared of all debris on a periodic basis during the day, and again at the ~~close~~closing of each business day.-
- ~~(7) — No advertising is permitted, except for the posting of prices, on any stand or item, except to identify the name of the product.-~~
- (7) ~~(8)~~ To preserve pedestrian safety, maintain clear access, and protect the appearance and character of the streetscape, signs, merchandise display units, umbrellas, and other items within the permitted area shall be limited to materials, markings, and design elements that identify or are directly associated with the on-site business and shall comply with all design and operational standards approved by the City.
- (8) No tables or chairs or any other parts of the business shall be attached, chained or in any manner affixed to any tree, post, sign or other fixtures, curb or sidewalk within or near the permitted area in a manner which causes or threatens to cause injury to any person or damage to public or private properties. No additional outdoor seating authorized under this article shall be used for calculating seating requirements pertaining to location of, application for or issuance of an ABC license for any establishment, or be used as the basis for computing required seating for restaurants and dining rooms, or as grounds for claiming exemption from such requirements under the provisions of any ~~city~~City ordinance or state law.-

~~(9)~~ (9) The issuance of a ~~permit~~Café Permit does not grant or imply vested rights to use of the area by the permittee. The ~~city~~City retains the right to deny the issuance of a ~~permit~~Café Permit or the renewal of a ~~permit~~Café Permit for any reason.-

~~(10)~~(10) — Tables, chairs, benches, umbrellas and any other objects provided shall be maintained with a clean and attractive appearance and shall be kept safe and in good repair at all times.-

~~(11)~~(11) — The ~~city~~City retains the right to suspend the privilege of using glass containers within the encroachment area during major festivals and events and when streets are closed. The use of glass containers will be revoked if an incident jeopardizes the health, safety and welfare of customers or the general public. Any violation of state or local laws will also result in a revocation of this privilege. Repeated offenses may result in revocation or denial of the ~~encroachment permit~~.-Café Permit.

~~(12)~~(12) — Alcohol Service Conditions

a. The service and consumption of alcoholic beverages on ~~city~~City sidewalks and public property is authorized to the extent provided for in each individual ~~permit~~Café Permit issued, but not otherwise. The service and consumption of food, nonalcoholic beverages and alcoholic beverages in sidewalk encroachments pursuant to this article is limited to patrons seated at tables. No ~~encroachment permit~~Café Permit shall authorize either the service or consumption of alcoholic beverages between the hours of ~~10~~11:00 p.m. and 10:00 a.m.

b. ~~(13)~~ — Mixed drinks served within the encroachment area must remain within the permitted area;

c. During special events, permittees shall ensure compliance with all restrictions imposed by the City regarding alcohol service and consumption.

~~(13)~~ The ~~city~~City may require the posting or placement of the ~~permit~~Café Permit and relevant notices to facilitate the administration and enforcement of this article.-

(14) Merchandise display units authorized under this article are temporary encroachments on public property and are not “outdoor retail display areas” for purposes of the Unified Development Ordinance, unless otherwise determined by the Director of Planning and Development. Nothing in this article authorizes outdoor storage or permanent retail display areas in violation of the Unified Development Ordinance.

(15) A Café Permit issued under this article shall constitute the revocable license required for outdoor sidewalk seating under the Unified Development Ordinance, provided that the permit includes insurance, indemnification, maintenance, removal, and revocation provisions acceptable to the City.”

Sec. 11-298.- Denial, suspension, retraction or revocation of permit; removal of property by ~~city~~City.

(a) ~~(a)~~—Grounds for denial, suspension, retraction or revocation; removal of property by ~~city~~City. The ~~administrator~~City Administrator may deny, retract, revoke or suspend a ~~permit~~Café Permit issued under this article at any time for any business authorized in the ~~city~~City if it is found that:-

(1) ~~(1)~~ Any necessary business license or health permit has been suspended, revoked or canceled.-

(2) ~~(2)~~ The permittee does not have insurance in force which is correct and effective in the minimum amount described in ~~section~~Sec. 11-295(a)(4).-

(3) ~~(3)~~ Changing conditions of pedestrian or vehicular traffic causing congestion or changes of property conditions necessitating removal of the encroachment. Such decision shall be based upon findings of the administrator that the minimum six-foot pedestrian path is insufficient under existing circumstances and represents a danger to the health, safety or general welfare of pedestrians or vehicular traffic.-

(4) ~~(4)~~ The permittee has failed to correct violations of this article or conditions of the permit upon receipt of the ~~administrator's~~City Administrator's notice of the violation delivered in writing to the permittee.-

(5) ~~(5)~~ The permittee has failed to take positive actions to prohibit violations from reoccurring.-

(6) ~~(6)~~ The permittee has failed to make modifications upon receipt of the ~~administrator's~~City Administrator's notice to make such modifications delivered in writing to the permittee.-

(7) ~~(7)~~ The ~~permittee's~~permittee's business license has been revoked, suspended, or is lapsed, in which case the permit issued pursuant to this article is automatically and immediately revoked.-

(b) Tables, chairs and other vestiges of the business may be removed by the ~~department~~Department of ~~public works~~Public Works, and a reasonable fee charged for labor, transportation and storage, should the permittee fail to remove the items within 36 hours of receipt of the ~~administrator's~~City Administrator's final notice to do so for any reason provided for under this article. If the action is taken based on subsection (a)(2) or ~~(3)~~(3) of this section, the action shall become effective upon the receipt of such notice and the permittee shall have four hours to remove the items. If an item presents an immediate threat to public health,

safety, or welfare, blocks required pedestrian access, or interferes with emergency access, the City may remove, relocate, or secure the item without prior notice. The permittee shall remain responsible for all reasonable costs incurred by the City.

(c) ~~(b)~~—Notice of denial or revocation. Except in the case of revocation pursuant to ~~subsection~~ Sec. 11-298(a)(7), upon denial or revocation, the ~~administrator~~ City Administrator shall give notice of such action to the applicant or the permittee, in writing, stating the action which has been taken and the reason ~~therefor~~ therefore. The action shall be effective upon giving such notice to the permittee.-

(d) ~~(e)~~—Appeals. The permittee shall have the right to appeal the decision of the administrator ~~to by filing a written notice of appeal with the city administrator~~ City within five working days ~~from of~~ receipt of notice. An appeal does not stay the denial, suspension, or revocation of the permit unless otherwise ordered by the hearing officer. Appeals shall be heard by an independent hearing officer designated by the City Administrator. The hearing shall be held within ~~two~~ five working days from the date of notice of the request, if ~~the city administrator is available~~ reasonably practicable, or as soon thereafter as the ~~city administrator shall be~~ hearing officer is available. The ~~permittee or Café Permit~~ applicant may be represented by an attorney and may present witnesses, affidavits, and any relevant documentary evidence. Formal rules of evidence shall not apply. The ~~city administrator~~ hearing officer shall notify the ~~permittee or Café Permit~~ applicant of the determination in writing. ~~The city administrator~~

Sec. 11-299. – Design and Operational Standards.

(a) Pedestrian Access. A continuous pedestrian path of not less than six (6) feet in width shall have the discretion to designate be maintained at all times, free from obstruction.

(b) Encroachment Limitations. Encroachments shall not extend beyond the duties frontage of the applicant's business unless written permission is obtained from adjacent property owners or businesses and the extension is approved by the City as part of the permit.

(c) Sandwich Board Signs.

(1) Must be freestanding and movable;

(2) Shall not exceed six (6) square feet per side and four (4) feet in height with up to two (2) sides;

(3) The sign shall not be internally illuminated or equipped with any external lighting fixtures; however, it may be placed in areas illuminated by standard building-mounted or site lighting intended for pedestrian or storefront visibility.;

(4) Shall be limited to identifying or being directly associated with the on-site business and shall not create a hazard, obstruction, or distraction inconsistent with pedestrian safety or streetscape aesthetics.

(d) Umbrellas.

(1) Shall be solid in color or otherwise consistent with the approved design standards and limited to identifying or being directly associated with the on-site business;

(2) Must maintain a minimum clearance height of seven (7) feet;

(3) Shall not encroach into the required pedestrian access area.

(e) Merchandise Display Units.

(1) Must be freestanding, movable, and parallel to the building frontage;

(2) Shall not exceed six and one-half (6.5) feet in height, three (3) feet in width, or three (3) feet in depth. Depth shall be measured perpendicular to the building frontage;

(3) Shall be limited merchandise, products, advertising, and other materials directly associated with the on-site business and shall comply with the purpose of preserving pedestrian safety and streetscape aesthetics;

(4) Advertising may be displayed on an outdoor display; however, the total area occupied by advertising on any individual side or face of the display shall not exceed fifty percent (50%) of the actual surface area of that side or face. For purposes of this subsection, advertising includes lettering, logos, graphics, images, or other promotional material. The area of each side or face shall be calculated using that side's actual height and width.

(5) Merchandise may be displayed on or within a merchandise display unit, but the unit shall not be used for outdoor storage.

(f) Insurance Maintenance. Permit holders shall maintain required insurance at all times and provide updated proof annually or upon request.

(g) Customer Management. Permit holders shall ensure that patrons do not obstruct pedestrian access or expand seating arrangements in a manner that violates this article.

(h) Where this article imposes standards more restrictive than the Unified Development Ordinance, the standards of this article shall apply to encroachments on public sidewalks, plazas, rights-of-way, and other public property.



REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina

August 13, 2026

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

Regular City Council Meeting

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

Agenda Date Requested: August 13, 2026

Ordinance/Resolution Caption:

An Ordinance to Provide for the Annexation of the Property Described Herein to the City Limits of the City of Fountain Inn; to Establish a Zoning Classification; Therefore, to Assign the Annexed Property to a Council Ward and Various Matters Related Thereto.

Summary Background:

AXZ-2026-04 would annex approximately 3.33 acres located at 107 Milacron Drive, TMS# 0349000100308, into the City limits of Fountain Inn; zone the property C-2, Commercial District; and assign the parcel to Council Ward 5. The property is currently un-zoned in unincorporated Greenville County. The applicant proposes three small, separate buildings for dental, medical, neighborhood retail, and related C-2 uses. The property is within the Gateway Corridor Overlay District and will be subject to the applicable overlay standards.

The City owns and controls the sanitary sewer line serving Milacron Drive. The property cannot access that sewer line unless it is annexed into the City.

The Planning Commission voted 6-0 to recommend approval on July 16, 2026. No persons spoke during the public hearing. Staff supports approval.

Impact If Denied:

The property would remain outside the City limits and un-zoned in Greenville County. The requested C-2 City zoning would not be established. Because the City owns and controls the sanitary sewer line serving Milacron Drive, the property would not have access to that sewer line without annexation into the City.

Impact If Approved:

The property will be annexed into the City limits, zoned C-2, Commercial District, and assigned to Council Ward 5. Annexation will allow the property to access the City-owned and controlled sanitary sewer line serving Milacron Drive. Future development will be subject to the Unified Development Ordinance, including the Gateway Corridor Overlay District.

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.
Kozlarek Law LLC

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

EXHIBIT A





AGENDA ITEM

August 13, 2026

To: City Council
From: Planning & Development Director, Jason Knudsen
Subject: AXZ-2026-04, Proposed Annexation/Rezoning of 107 Milacron Drive
Meeting Date: August 13, 2026
Type of Agenda Item: Annexation/Rezoning, First Reading
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, LLC, as contract purchaser of the 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 that this tract of land, which is presently un-zoned within Greenville County, be zoned C-2 (Commercial District) within the City of Fountain Inn.

LOCATION & SITE DESCRIPTION

The property is situated along the southerly side of Milacron Drive (Highway 418), approximately 700 feet southwest of North Nelson Drive. The approximately 3.3-acre tract is currently undeveloped and wooded.

Adjacent land uses include Maverick Smiles, a dental office, to the east; wooded land to the west; agricultural land to the south; and the Fuyao automotive-glass facility across Milacron Drive to the north.

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

The property is within the Gateway Corridor Overlay District, which extends 300 linear feet outside the edge of the right-of-way along Highway 418. The applicant proposes dental, medical, neighborhood retail, and related C-2 uses within three small, separate buildings.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the property as Commercial Mixed-Use. This designation serves a larger area than a Neighborhood Center and may include larger buildings, a retail anchor, commercial and service uses, offices, and a mix of residential housing types. Multifamily and other higher-density housing may be integrated where located near shopping and services. The requested C-2 zoning and proposed commercial and medical uses are consistent with this future land use designation.

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 include medium- to large-scale retail, restaurants, offices, services, recreation and entertainment, institutional uses, lodging, and some residential types. These areas are typically served by major roadways.

Future development of the property will also be subject to the applicable Gateway Corridor Overlay District standards, including signage requirements.

PUBLIC HEARING

A public hearing regarding this petition was conducted on July 16, 2026 before the Fountain Inn Planning Commission. The floor was opened for public testimony. No public comments were received.

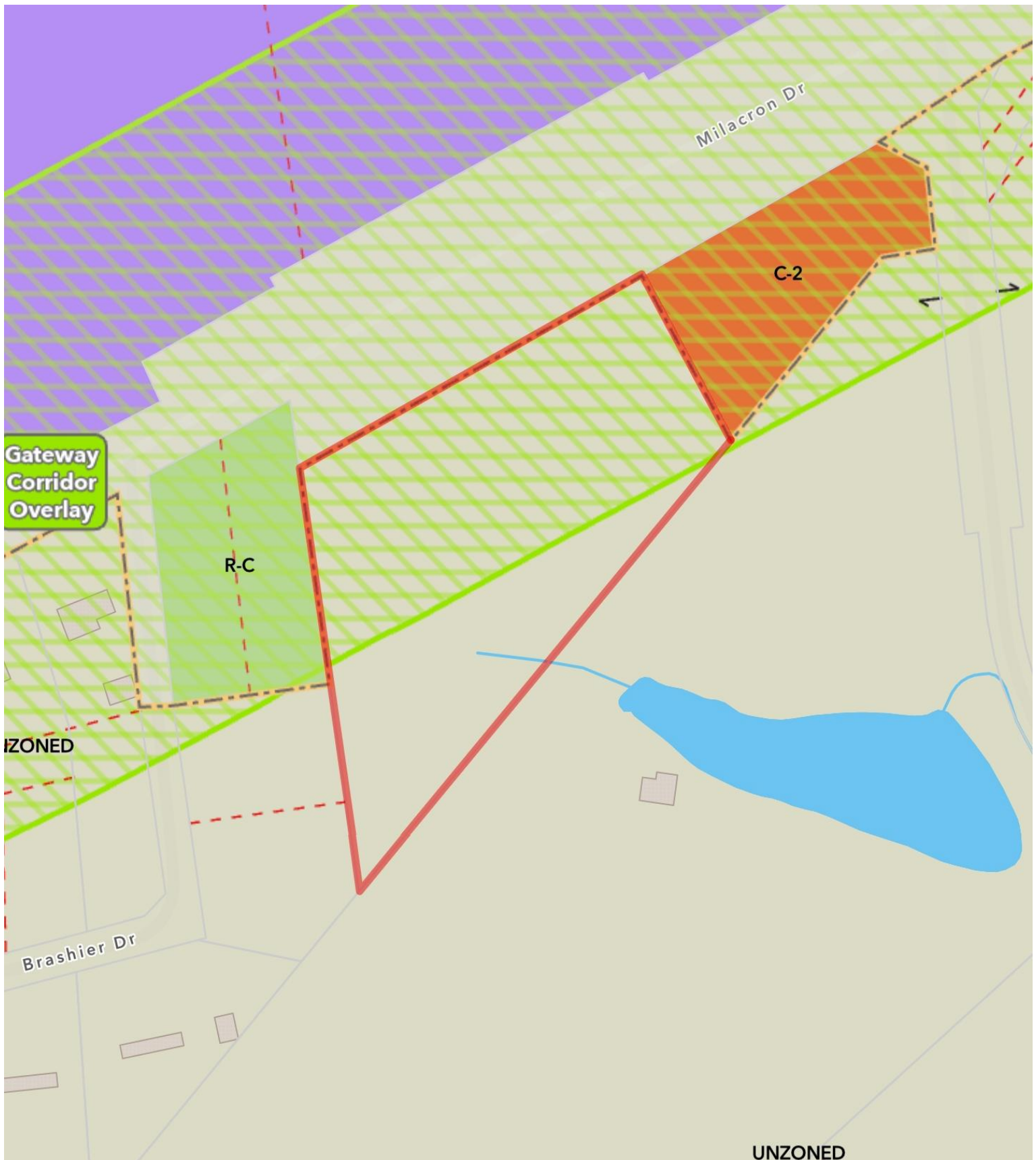
PLANNING COMMISSION REVIEW

The Fountain Inn Planning Commission reviewed the request at its July 16, 2026 meeting. Staff introduced the annexation and C-2 zoning request, and the applicant presented the proposed medical and retail development. The Commission discussed access from Milacron Drive/Highway 418 and the Gateway Corridor Overlay District. The applicant stated that SCDOT had indicated a curb cut would be allowed, with the exact location to be determined, and staff confirmed that the overlay standards will apply. Following discussion, the Planning Commission voted 6-0 to recommend approval of AXZ-2026-04.

STAFF COMMENTS

Staff finds that the requested annexation and C-2 zoning are consistent with the Commercial Mixed-Use future land use designation and the continuing vision for this area. C-2 zoning is located immediately east of the property, and the proposed dental, medical, neighborhood retail, and related commercial uses are consistent with the requested district. Future development will be subject to the Unified Development Ordinance and Gateway Corridor Overlay District. Staff is not aware of any aspect of the request that would negatively affect public health, safety, or welfare and supports approval.

ZONING MAP



AERIAL MAP



PROPERTY POSTED – June 16, 2026





REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina

August 13, 2026

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

Regular City Council Meeting

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

Agenda Date Requested: August 13, 2026

Ordinance/Resolution Caption:

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).

Summary Background:

PZ-2026-02 would rezone approximately 12.10 acres at 604 North Woods Drive, TMS# 0336000100104, from C-2, Commercial District, to S-1, Services District. The property contains an approximately 73,000-square-foot commercial building. Garrett's Golf Carts occupies approximately 42,000 square feet, and the applicant proposes self-storage in the approximately 31,000-square-foot vacant portion. Approval would establish the full range of S-1 uses; it would not be limited to the proposed self-storage use.

No persons spoke during the July 16, 2026 public hearing. A motion that the Planning Commission not recommend approval resulted in a 3-3 tie, so the Commission forwarded no recommendation. Planning & Development staff recommend denial because S-1 does not implement the Commercial Mixed-Use future land use designation.

Impact If Denied:

The property would remain zoned C-2. The proposed self-storage use would not be permitted, while existing lawful uses could continue.

Impact If Approved:

The property would be zoned S-1, allowing the full range of uses permitted in that district. The proposed self-storage use could proceed only after all other applicable approvals are obtained.

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, received a staff report, and, following a 3-3 tie vote, forwarded the request to City Council with no recommendation; 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:

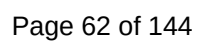
Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

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

2





AGENDA ITEM

August 13, 2026

To: City Council
From: Planning & Development Director, Jason Knudsen
Subject: PZ-2026-02, 604 North Woods Drive
Meeting Date: August 13, 2026
Type of Agenda Item: Rezoning, First Reading
Attachments: Zoning Map
Aerial Map
Proposed Ordinance

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

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, from the C-2 Commercial District to the S-1 Services District as shown as Exhibit A of the attached ordinance.

LOCATION & SITE DESCRIPTION

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

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

PROPOSED ZONING DISTRICT

The applicant is requesting S-1 zoning for the property. The application materials indicate an intent to establish a self-service, climate-controlled storage facility within the vacant portion of the existing building, with possible outdoor storage elsewhere on the property. The existing Garrett's Golf Carts operation would remain.

The S-1 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 in the C-2 district. The minimum front setback would increase from twenty-five (25) feet to forty (40) feet; the existing front setback is approximately 350 feet. The minimum side setback would increase from zero (0) feet to twenty-five (25) feet; the existing setback from Putnam Road is approximately 58 feet and the western side setback is approximately 250 feet. The minimum rear setback would increase from twenty (20) feet to twenty-five (25) feet; the existing rear setback from the railroad right-of-way is approximately 43 feet.

Based on the property's existing conditions, the proposed rezoning would not make the existing site layout or the existing Garrett's Golf Carts business nonconforming.

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 typically includes one anchor store, such as a grocery store, with a variety of commercial, service, office, and residential uses. It may occasionally include taller buildings of up to four or five stories. Multifamily housing may be integrated as part of mixed-use development, and higher-density housing should be located near shopping and services.

PUBLIC HEARING

A public hearing regarding this petition was conducted before the Fountain Inn Planning Commission on July 16, 2026. The floor was opened for public testimony. No public comments were received.

PLANNING COMMISSION REVIEW

Staff introduced the request to rezone the approximately 12.10-acre property from C-2 to S-1. The applicant described the intended reuse of the vacant portion of the existing building for a self-service storage facility while retaining the existing Garrett's Golf Carts operation. The Planning Commission discussed nearby S-1 zoning, reuse of the existing building, the range of uses allowed in S-1, and the applicant's stated interest in a future subdivision of the building and property. Staff clarified that the request before the Commission was the rezoning from C-2 to S-1 and that any future variance request would be considered separately by the Board of Zoning Appeals.

A motion was made that the Planning Commission not recommend approval of PZ-2026-02. The vote on the motion was 3-3. Because the motion did not receive a majority vote, it failed. The tie vote resulted in no recommendation from the Planning Commission.

STAFF COMMENTS

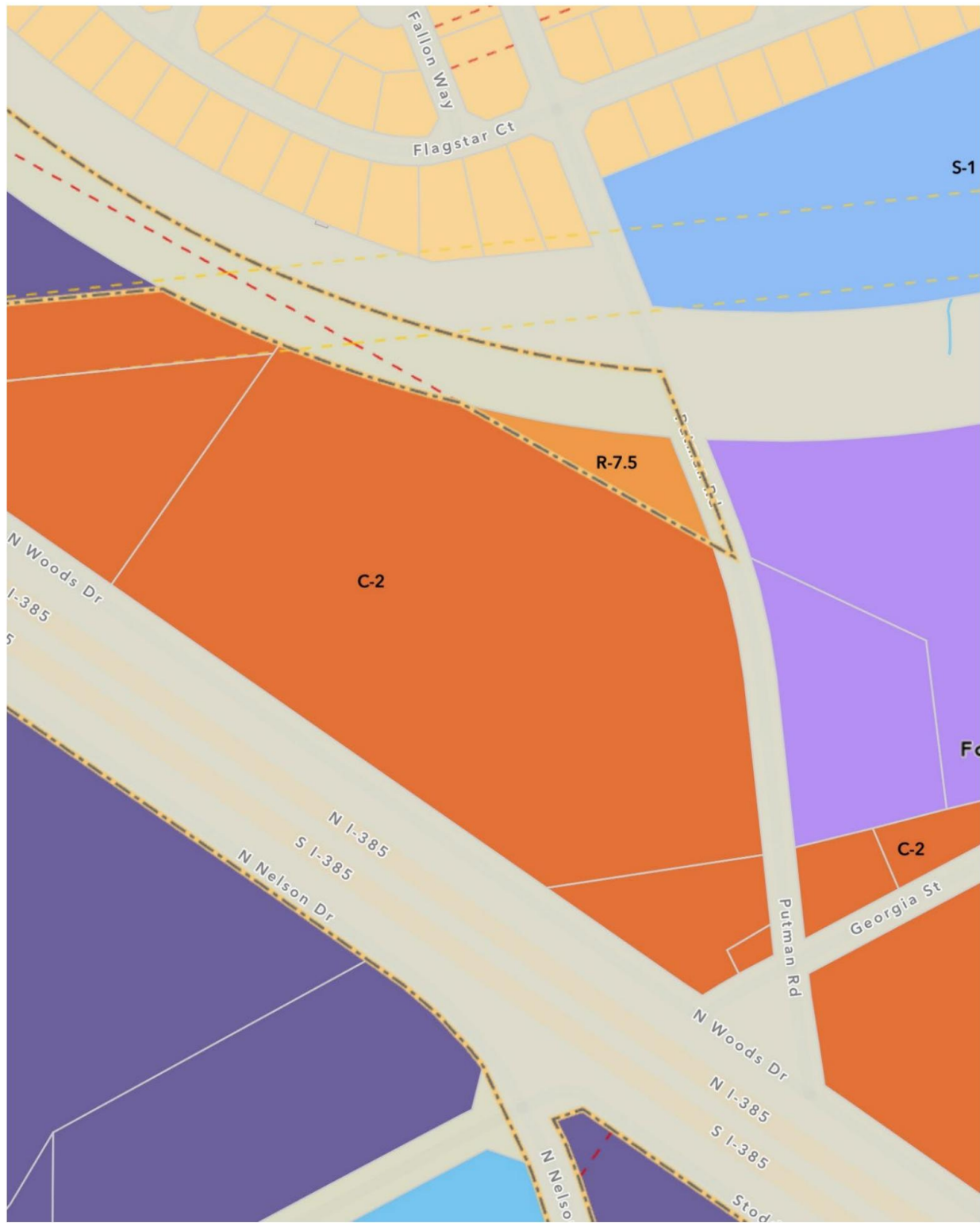
The application materials indicate that the applicant proposes to establish a self-storage facility within the currently vacant portion of the existing retail center. According to the application narrative, the applicant intends to divide the existing strip center through a common wall and create separate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

The scope of the rezoning proceeding is limited to consideration of the requested zoning district. 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.

Whether the proposed subdivision remains of interest to the applicant or not, City Council is considering a rezoning request from C-2 to S-1. Approval would not be limited to self-storage; it would change 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. Staff's 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 or design issues. For these reasons, staff recommends denial of the requested rezoning.

FOUNTAIN INN ZONING MAP



AERIAL 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



FOUNTAIN INN

EST. 1886

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.
 - 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
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.



REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina

August 13, 2026

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

Regular City Council Meeting

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

Agenda Date Requested: August 13, 2026

Ordinance/Resolution Caption:

An Ordinance to Amend the City of Fountain Inn Unified Development Ordinance.

Summary Background:

TX-2026-01 proposes targeted amendments to the Unified Development Ordinance to correct inconsistencies, clarify development-review procedures and standards, modernize submittal requirements, and address recurring issues involving lawful nonconformities, residential site improvements, driveway and parking surfaces, temporary sales, landscape buffers, lot access, street design, emergency access, signs, and definitions. The amendments are not a comprehensive rewrite of the UDO.

The Planning Commission voted 6-0 to recommend approval on July 16, 2026. No persons spoke during public comment, and staff reported that no other comments had been received. Staff recommends approval.

Impact If Denied:

The Unified Development Ordinance would remain unchanged, and the identified inconsistencies, ambiguities, and administrative issues would remain in effect.

Impact If Approved:

The targeted amendments would be incorporated into the Unified Development Ordinance, providing clearer and more consistent standards and review procedures.

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~~ 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.

Article 4, Zoning Districts and Regulations

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 ⁵		
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.	

⁴Square footage is based on existing and proposed structures on site.

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)

6.12.102, 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 ⁺	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.

⁺In 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.

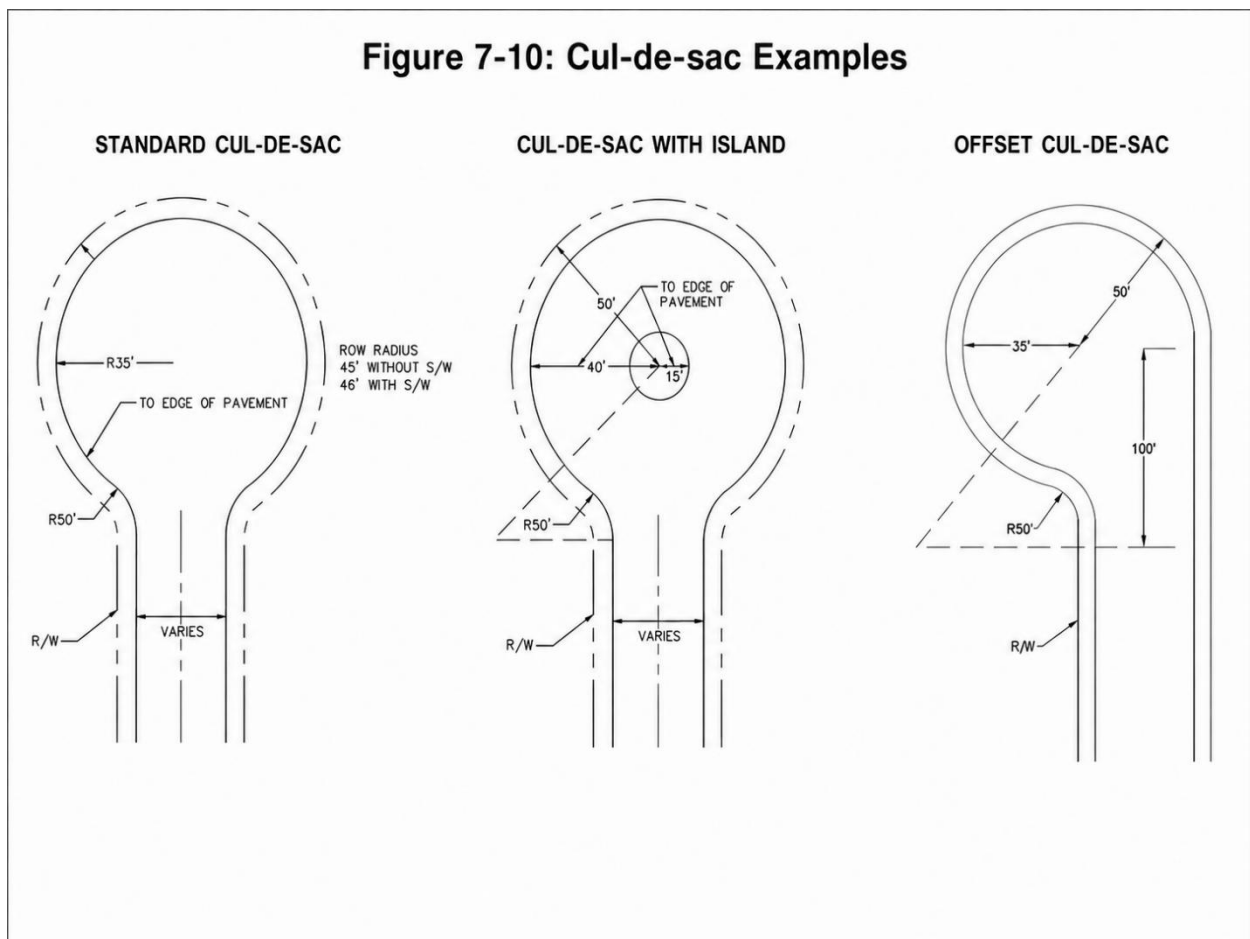
- a. Cul-de-sac streets are defined as those streets designed to be permanently closed. Cul-de-sacs shall have a minimum length of 125 feet and a maximum length of 1,200 feet. ~~A cul-de-sac may be extended beyond the 1,200-foot maximum length, if an interim turn around is provided.~~ A cul-de-sac may 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-foot 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.~~

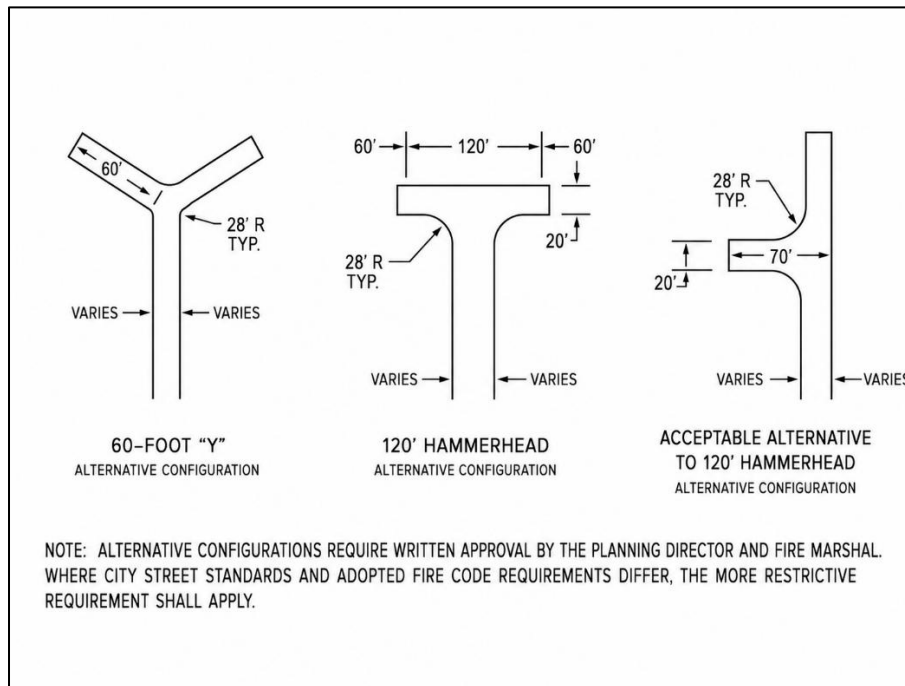
~~Figure 7-10: Typical "T" Turnaround~~

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~~

B. 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.~~

C. 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

9.2.6, 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.

10.11 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



AGENDA

August 13, 2026

To: City Council
From: Planning & Development Director, Jason Knudsen
Subject: TX-2026-01, Unified Development Ordinance Text Amendments
Meeting Date: August 13, 2026
Type of Agenda Item: Text Amendment to the Unified Development Ordinance, First Reading
Attachments: Proposed Ordinance TX-2026-01

REQUEST

Staff requests that City Council consider and act upon 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 / Section	General Subject	Summary of Proposed Change
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 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 / Section	General Subject	Summary of Proposed Change
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.
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 / Section	General Subject	Summary of Proposed Change
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.

PUBLIC HEARING PROCEEDING

The Fountain Inn Planning Commission opened the floor for public comment on TX-2026-01 at its July 16, 2026 meeting. No persons spoke during public comment. Staff also confirmed that no comments had been received by telephone, message, email, or through the City's website.

PLANNING COMMISSION REVIEW

Staff presented the proposed amendments as targeted corrections and clarifications identified through implementation of the new Unified Development Ordinance. Staff explained that the amendments are intended to reduce ambiguity, clarify approval authority and acceptable materials, address lot coverage and unusual street or access situations, correct outdated references, reduce unnecessary variances, and make the development review process more predictable.

The Planning Commission discussed lawful nonconforming site improvements, temporary sales, parking maximums and finished parking surfaces, cul-de-sac and alternative turnaround standards, sign-height references, and the corrected flag-lot definition. Following discussion, a motion was made to recommend approval of Ordinance TX-2026-01. By a vote of 6-0, the Planning Commission recommended approval of the proposed Unified Development Ordinance text amendments to City Council.

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-plat 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.

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

August 13, 2026

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** August 13, 2026**Ordinance/Resolution Caption:** Ordinance 2026-09

An ordinance closing and abandoning a certain portion of a public way known as Add Court, extending southerly from its intersection with Babb Street to the terminus of the cul-de-sac, in the City of Fountain Inn, South Carolina; quitting and transferring the City's right, title, and interest therein to the School District of Greenville County, the sole abutting owner; reserving certain easements and public uses to the City; and providing for related matters.

Summary Background:

The Greenville County School District has purchased the properties at 127 Babb Street, 7 Add Court, 10 Add Court, 15 Add Court, and 16 Add Court. No other person or entity other than the School District owns real property abutting Add Court or holds existing access rights to Add Court.

Ordinance 2026-09 closes and abandons Add Court as a public way and quits and conveys the City's right, title, and interest in the road to the School District of Greenville County. However, the City expressly reserves unto itself and the applicable utility providers any and all easements and rights, now existing or hereafter arising, for public and franchise utilities and other public uses of every kind located within or serving the road. The City Administrator would be authorized to execute a quit claim deed conveying the City's interest in the road to the School District.

Impact If Denied:

The City of the Fountain Inn would be required to keep Add Court in its road inventory and continue the ongoing maintenance.

Impact If Approved:

The School District of Greenville County plans to incorporate these properties into their overall development of the K-8 expansion of Fountain Inn Elementary School.

Financial Impact:

The City of Fountain Inn would no longer expend public money for the ownership and maintenance of Add Court.

**CITY OF FOUNTAIN INN, SOUTH CAROLINA
ORDINANCE NO. 2026-09**

CLOSING AND ABANDONING A CERTAIN PORTION OF A PUBLIC WAY KNOWN AS ADD COURT, EXTENDING SOUTHERLY FROM ITS INTERSECTION WITH BABB STREET TO THE TERMINUS OF THE CUL-DE-SAC, IN THE CITY OF FOUNTAIN INN, SOUTH CAROLINA; QUITTING AND TRANSFERRING THE CITY'S RIGHT, TITLE, AND INTEREST THEREIN TO THE SCHOOL DISTRICT OF GREENVILLE COUNTY, THE SOLE ABUTTING OWNER; RESERVING CERTAIN EASEMENTS AND PUBLIC USES TO THE CITY; AND PROVIDING FOR RELATED MATTERS.

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

- (a) South Carolina Code Annotated section 5-7-30 and section 5-7-260 authorize municipalities to exercise powers in relation to roads and streets, as appears necessary and proper;
- (b) South Carolina Code Annotated section 5-27-150 authorizes the city council of any city containing more than five thousand inhabitants to open, close, widen, or alter streets in the city when, in the city council's judgment, the closure or alteration may be necessary for the improvement of the city;
- (c) according to the 2020 Decennial Census, as of April 1, 2020, the City's population is 10,416;
- (d) the City may claim some right, title, or interest in or to that certain public way known as Add Court, a 40-foot right-of-way located in the Oak Tree Terrace subdivision (plat recorded in Plat Book 17-E, Page 61, Register of Deeds for Greenville County), extending southerly from its intersection with Babb Street to the terminus of the cul-de-sac, as more particularly depicted on the survey attached to and incorporated in this Ordinance as Exhibit A ("Road");
- (e) the Road presently, or at some point in the past, is, was, or may have been a public way or part of a public way;
- (f) based on information supplied by the School District of Greenville County ("District") and on the public records of Greenville County, the District owns, in fee simple, all real property abutting and taking access from the Road, being the parcels identified as Greenville County Tax Map Sheet Nos. 0340000600100, 0340000600101, 0340000600102, and 0340000600103, such that no person or entity other than the District owns real property abutting the Road or holds existing access rights to the Road;
- (g) the Road contains, or may contain, existing public and franchise utility facilities, including, without limitation, water, sanitary sewer, electric, telephone, and cable television lines, and the City desires to reserve any and all easements for utilities and other public uses of every kind over, under, and across the Road;
- (h) the District, as the sole owner of all real property abutting the Road and as the transferee under this Ordinance, has not claimed and is not expected to claim damages arising from the closure of the Road, and the Council finds that the closure is uncontested and may proceed without the payment of damages under South Carolina Code Annotated section 5-27-150;
- (i) the Council has reviewed and considered the closure, abandonment, and transfer of the Road to the District, together with the retention of easements in favor of the City, and finds that, because the District owns all real property abutting the Road, such closure, abandonment, and transfer will not adversely affect any other real property owner; and
- (j) after weighing the information received and considering the impacts, the Council finds that the closure and abandonment of the Road is necessary for the improvement of the City, including to ensure the

District's quiet enjoyment of the District's real property and the protection of school-aged children;

NOW THEREFORE, it is hereby ordained by the Council of the City of Fountain Inn, South Carolina, duly assembled and with a quorum present, by majority vote, that:

Section 1. To the extent of any right, title, or interest of the City in or to the Road, the City hereby closes and abandons the Road as a public way and quits and conveys the City's right, title, and interest in the Road to the District; provided, however, that the City expressly reserves unto itself and the applicable utility providers any and all easements and rights, now existing or hereafter arising, for public and franchise utilities and other public uses of every kind located within or serving the Road, including, without limitation, water, sanitary sewer, electric, telephone, and cable television facilities, together with the right to access, repair, maintain, replace, and extend the same. The City Administrator is authorized to execute a quit claim deed conveying the City's interest in the Road to the District, together with such other and further documents as may be necessary and prudent to effect the intent of this Ordinance; provided that, as a condition of and simultaneously with the delivery of such deed, the District shall convey to the City perpetual access and utility easements, in recordable form, for the benefit of the City.

Section 2. The City Administrator is authorized to take whatever other and further action as the City Administrator deems appropriate to implement the intent of this Ordinance, including, but not limited to, executing one or more quit claim deeds or other similar and further document(s), as efficiently as reasonably prudent and possible.

Section 3. Nothing in this Ordinance shall be construed to impact any proceeding inchoate or pending in any court, or any rights acquired, or liability incurred, or any causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4. All Ordinances, resolutions, orders, and parts thereof in conflict with this Ordinance, are to the extent of that conflict, repealed.

Section 5. This Ordinance shall take effect and be in full force immediately upon its enactment by the Council following second reading. The City Administrator is directed to cause a certified copy of this Ordinance, together with the quit claim deed, to be recorded in the Office of the Register of Deeds for Greenville County.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
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Enacted: September 10, 2026.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

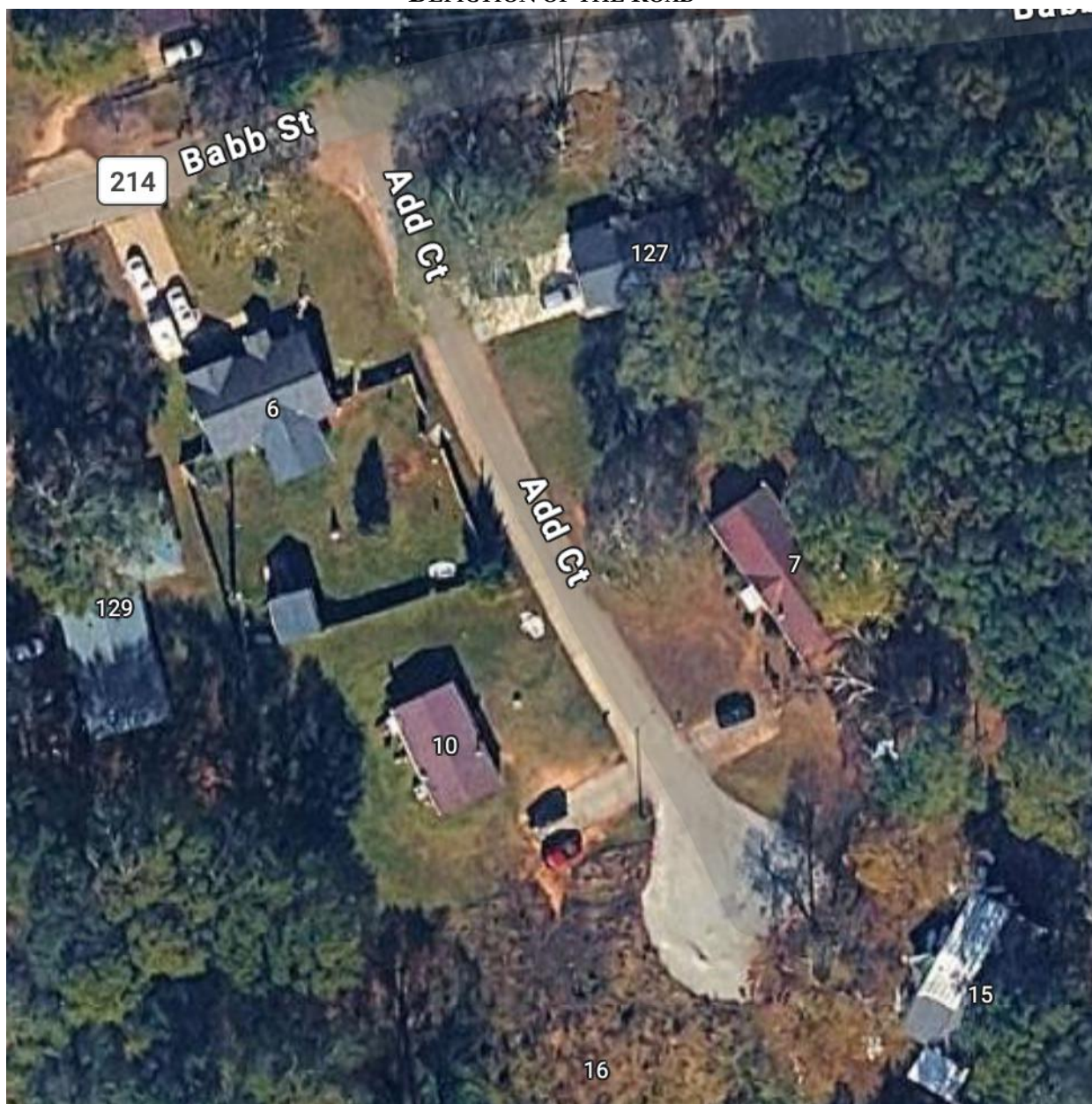
Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
Kozlarek Law LLC

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

EXHIBIT A
DEPICTION OF THE ROAD



Assistant City Administrator – July 2026

PROJECT HIGHLIGHTS

Main Street Streetscape

AOS has selected Campbell Pavement Specialties (CPS) to perform the milling and resurfacing of the designated section of Main Street. Milling operations are scheduled for August 18 and 19, with paving activities planned for August 19 and 20. Following completion of the paving work, the remaining project elements will include installation of permanent pavement markings and completion of the landscaping improvements.

Parking Lot Revitalization Project

Construction activities are temporarily paused pending the delivery of a stormwater separator. Upon receipt and installation of the separator, the contractor will complete the curb installation and begin final surface preparations for paving. Substantial completion is anticipated during the first week of September 2026, weather permitting.

Municipal Complex

The schematic design phase has been completed. The project is currently on hold pending further direction from City leadership.

Fire Station #3

Septic system calculations for Fire Station #3 have been provided to the project's civil engineering team. The civil engineers are currently revising the site and grading plans. Upon approval of the site plan, Cloverleaf will proceed with updating the design development cost estimate.

P.D. Terry Park Renovation

The City has contracted with Studio Main to provide design, bidding, and construction administration services for the P.D. Terry Park Renovation Project. Phase I includes removal of the existing tennis courts, fencing, and lighting, as well as expansion of the overall project area. Phase II will focus on improvements to the playground. The proposed final design includes four pickleball courts, two tennis courts, new fencing, and upgraded lighting. Studio Main has submitted the 30% design plans, and the next phase of the project will involve completion of the construction drawings and preparation of bid documents for solicitation.

COMMUNICATIONS REPORT

Social Media July 1-31



Page experienced **exceptional growth** with **2,251,655 views** and 8,612 net new followers. Content reached 1,322,322 unique viewers, resulting in 75,265 interactions and 33,701 visits to your Page.

A remarkable 92.7% of your views came from people who do not yet follow your Page, indicating that your content is successfully reaching a massive new audience of Meta Audience is primarily located in the United States, with the largest local concentrations in Fountain Inn, SC (3,556 Meta Accounts) and Simpsonville, SC (3,193 Meta Accounts).

Gender: 79.3% of your audience identifies as female, while 20.7% identifies as male.

Age: Your audience is evenly distributed across several age groups, led by 55-64 (5,249 Meta Accounts), 45-54 (5,241 Meta Accounts), and 35-44 (5,222 Meta Accounts).

mailchimp Merchant Communications

Campaign	Subject	Send Date	Emails Sent	Delivery Rate	Open Rate	Click Rate
001 Merchant Meeting	Main Street Meet & Greet	Jul 14, 2026	93	93.5%	47.1%	9.2%
001 Merchant Meeting (copy 03)	There is still time to RSVP	Jul 27, 2026	16	100.0%	50.0%	6.3%

Key Insights

These campaigns are generating strong engagement on a small audience. A 47.6% open rate and 8.6% click rate are high relative to your broader newsletter program, which suggests the merchant-focused message is resonating with this group.



On Monday, August 3, Main Street Fountain Inn hosted a Merchant Meeting Brunch & Meet & Greet at the Pavilion to introduce our new Main Street Coordinator, Clare Jones, to the downtown business community. Approximately 20 merchants, community partners, and City representatives attended, creating an opportunity for introductions, conversation, questions, and feedback. The gathering was another important step as we continue developing stronger communication methods with our downtown merchants and creating more consistent opportunities to connect, share information, and work together.

We were also pleased to welcome Jonathan Irick with Main Street South Carolina, who attended the merchant gathering and stayed afterward to complete Clare’s Main Street onboarding and talk through our future plans for the program. His visit gave us an opportunity to discuss Main Street best practices, available resources, and ways we can continue strengthening the program in Fountain Inn. We are excited about the direction of Main Street Fountain Inn and look forward to building on these conversations through regular merchant engagement, continued collaboration, and new opportunities to support a vibrant and successful downtown.



COMMUNICATIONS REPORT

Social Media July 1-31



Page saw **significant activity** with **174,719 views** and 120 net new followers. Content reached 52,926 unique viewers, resulting in 1,923 interactions and 5,382 visits to your Page. While you gained 141 new followers, there were 21 unfollows during this period.

Audience is primarily located in the United States, with the largest concentration in Fountain Inn, SC (3,705 Meta Accounts).
Gender: 76.1% of your audience identifies as female, while 23.9% identifies as male.
Age: The most active age group is 35-44 (5,443 Meta Accounts), followed by 45-54 (3,624 Meta Accounts).

Monthly Newsletter Reach



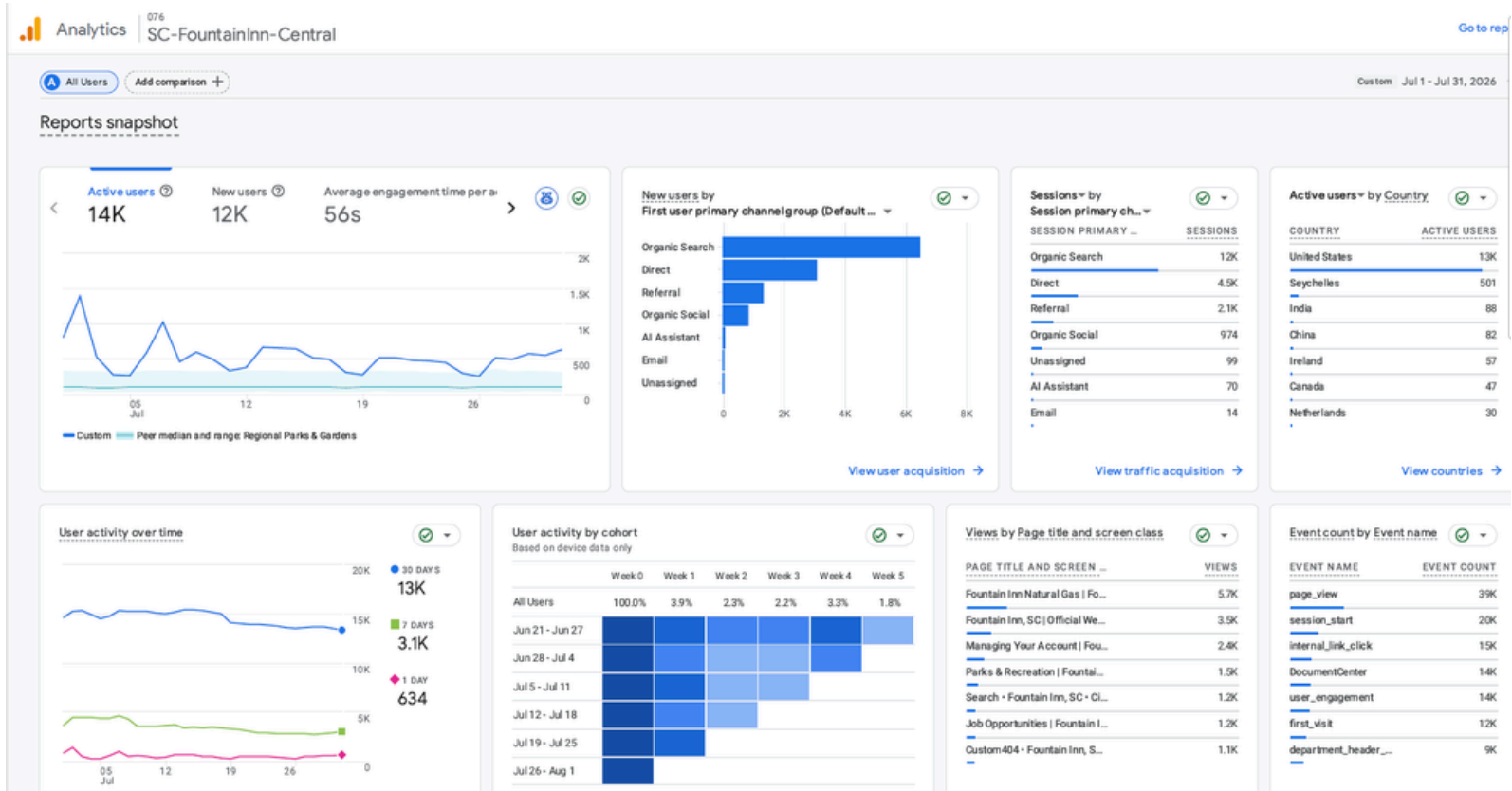
mailchimp

Newsletter Email	Send Date	Emails Sent	Delivery Rate	Open Rate	Click Rate	Unsubscribe Rate
INN the Know - City of Fountain Inn January 2026	Jan 8, 2026	12,172	99.0%	22.8%	2.0%	0.18%
INN the Know - City of Fountain Inn February 2026	Feb 6, 2026	12,144	99.1%	23.7%	3.6%	0.19%
INN the Know - City of Fountain Inn March 2026	Mar 6, 2026	12,103	98.4%	22.9%	4.1%	0.14%
INN the Know - City of Fountain Inn April 2026	Apr 2, 2026	12,066	97.5%	22.8%	3.4%	0.14%
INN the Know - City of Fountain Inn May 2026	May 8, 2026	12,046	97.0%	16.4%	2.8%	0.19%
INN the Know - City of Fountain Inn June 2026	Jun 5, 2026	11,984	95.8%	24.7%	2.7%	0.13%
INN the Know - City of Fountain Inn July 2026	Jul 9, 2026	11,937	96.3%	20.8%	4.6%	0.15%

Key Insights
Your open performance is competitive in the broad Mailchimp context. At 22.4%, you are effectively at Mailchimp's overall benchmark of 22%, so your newsletters are not underperforming relative to the wider platform as a whole.

COMMUNICATIONS REPORT

www.fountainInn.org • July 1–31



Page title and screen class		Views	Active users	Views per active user	Average engagement time per active user	Event count
		All events				
Total		38,888	13,987	2.78	56s	154,273
		100% of total	100% of total	Avg 0%	Avg 0%	100% of total
1	Fountain Inn Natural Gas Fountain Inn, SC	5,672 (14.59%)	3,520 (25.17%)	1.61	18s	26,694 (17.3%)
2	Fountain Inn, SC Official Website	3,521 (9.05%)	2,292 (16.39%)	1.54	17s	12,274 (7.96%)
3	Managing Your Account Fountain Inn, SC	2,442 (6.28%)	1,355 (9.69%)	1.80	47s	10,981 (7.12%)
4	Parks & Recreation Fountain Inn, SC	1,505 (3.87%)	828 (5.92%)	1.82	27s	4,436 (2.88%)
5	Search • Fountain Inn, SC • CivicEngage	1,209 (3.11%)	391 (2.8%)	3.09	38s	2,696 (1.75%)
6	Job Opportunities Fountain Inn, SC	1,161 (2.99%)	765 (5.47%)	1.52	23s	4,380 (2.84%)
7	Custom404 • Fountain Inn, SC • CivicEngage	1,097 (2.82%)	665 (4.75%)	1.65	11s	2,808 (1.82%)
8	55+ Senior Adults Programs Fountain Inn, SC	672 (1.73%)	331 (2.37%)	2.03	1m 17s	2,062 (1.34%)
9	Fireworks Spectacular on July 2 • Fountain Inn, SC	659 (1.69%)	388 (2.77%)	1.70	29s	1,790 (1.16%)
10	Calendar • Fountain Inn, SC • CivicEngage	630 (1.62%)	356 (2.55%)	1.77	25s	1,755 (1.14%)

COMMUNICATIONS REPORT

Social Media July 1-31



Page saw **high engagement with 257,036 views and 230 net new followers.**

Content reached 59,087 unique viewers, resulting in 3,005 interactions and 4,713 visits to your Page. A significant 71.8% of your views came from people who do not yet follow your Page, indicating that your content is being discovered by many new Meta Accounts.

Audience is primarily located in the United States, with the largest concentration in Fountain Inn, SC (1,972 Meta Accounts).

Gender: 76.6% of your audience identifies as female, while 23.4% identifies as male.

Age: The most active age group is 35-44 (2,359 Meta Accounts), followed by 45-54 (1,368 Meta Accounts).



Page received **2,386 views and gained 7 net new followers.**

Content reached 844 unique viewers, resulting in 25 interactions and 134 visits to your Page. Your views were evenly split between followers (49%) and non-followers (51%), showing a healthy balance of engagement and discovery.

Audience is primarily located in the United States, with the largest concentration in Fountain Inn, SC (243 Meta Accounts).

Gender: 64.2% of your audience identifies as female, while 35.8% identifies as male.

Age: The most active age group is 35-44 (170 Meta Accounts), followed by 45-54 (136 Meta Accounts).



Page received **137,404 views and gained 111 net new followers.**

Content reached 37,192 unique viewers, resulting in 1,330 interactions and 11,658 visits to your Page. A high percentage of your views (80.8%) came from people who do not yet follow your Page, showing that your content is reaching many new Meta Accounts.

Audience is primarily located in the United States, with the largest concentration in Fountain Inn, SC (1,010 Meta Accounts).

Gender: 68.3% of your audience identifies as female, while 31.7% identifies as male.

Age: The most active age group is 35-44 (783 Meta Accounts), followed by 45-54 (685 Meta Accounts).



Page received **22,346 views and gained 50 net new followers.**

Content reached 7,433 unique viewers, resulting in 355 interactions and 1,516 visits to your Page. Notably, 72.2% of your views came from people who do not yet follow your Page, showing strong discovery among new Meta Accounts.

Audience is primarily based in the United States, with the highest concentration in Fountain Inn, SC (369 Meta Accounts).

Gender: 57.9% of your audience identifies as female, and 42.1% identifies as male.

Age: The most active age group is 35-44 (298 Meta Accounts), followed by 45-54 (247 Meta Accounts).



 **FOUNTAIN INN
FOURTH OF JULY
SPECTACULAR**

**JULY 2
6-9:30 PM**

**Slideshow
Sponsors
Activites List**



Closest to the Farm
**FOUNTAIN INN
FARMERS
MARKET**



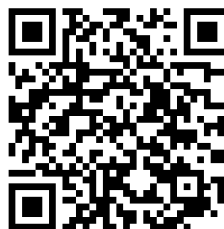
Grand Finale Friday, August 14



TEAM UP FOR

**Friday, August 14
FURY FRIDAY**

5 pm Fury Parade BEGINNING AT THE HIGH SCHOOL
6 pm-9 pm Live Music COMMERCE PARK ON DEPOT STREET



**Sounds of
Summer**
FOUNTAIN INN



The annual Fury Friday Parade and Pep Rally will take place on Friday, August 14, beginning at 5:00 PM. The parade will travel from Fountain Inn High School to Depot Street, where a community pep rally will follow.

Away Team will take the stage at 6 pm!

Attendance	Main St. District Visitors	Event Footprint Visitors
May 2, 2026	1700	247
May 9, 2026	2500	303
May 16, 2026	2300	117
May 23, 2026	1900	144
May 30, 2026	2200	336
Jun 6, 2026	1586	620
Jun 13, 2026	1626	350
Jun 20, 2026	1244	312
Jun 27, 2026	1170	452
Jul 4, 2026	740	165
Jul 11, 2026	1369	364
Jul 18, 2026	1117	319
Jul 25, 2026	1106	307
Aug 1, 2026	1307	351



Learn all about the
City of Fountain Inn operations...
REGISTRATION OPEN SOON

3 Nights
Sept. 22, 24, 29
5:00-8:00 pm

Get Informed.
Get Connected.
Get Involved.



**City of Fountain Inn Civics Academy
September 2026**

The Civics Academy is designed to educate and engage residents by providing a behind-the-scenes look at how their local government works. Through interactive presentations, facility tours, and direct conversations with City leadership and staff, participants gain a deeper understanding of municipal services, decision-making, and how each department works together to serve the community.



Event Highlights



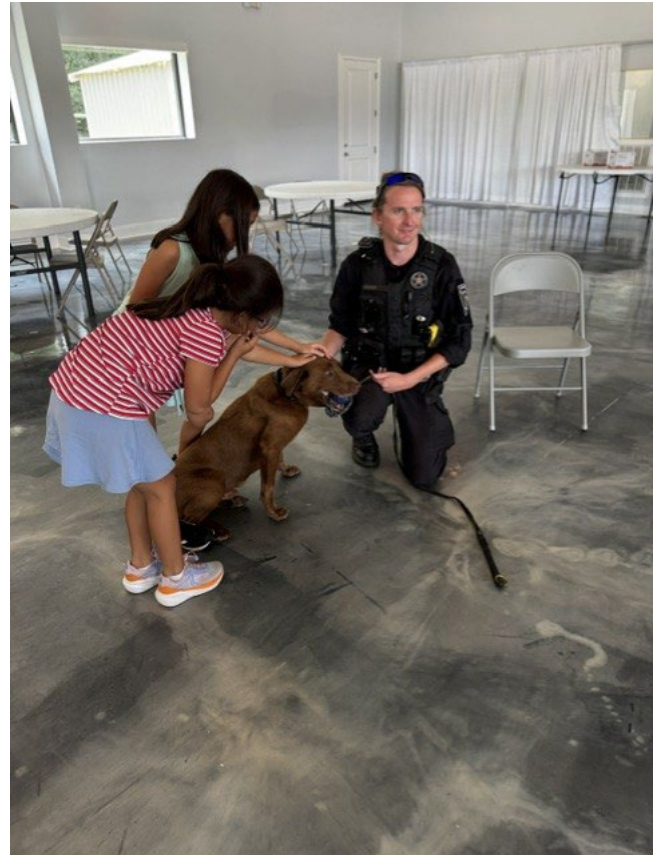


Police Department *July 2026 Monthly Report*



FIPD Summer Camp





K9 Demonstrations Chapman Foundation- Summer Camp



Bicycle Safety Bethlehem Baptist Church



The safest cities in South Carolina in 2026



- #1 Tega Cay
- #2 North Augusta
- #3 Fort Mill
- #4 Bluffton
- #5 Fountain Inn
- #6 Wellford
- #7 Lyman
- #8 Central
- #9 Walhalla
- #10 Mount Pleasant

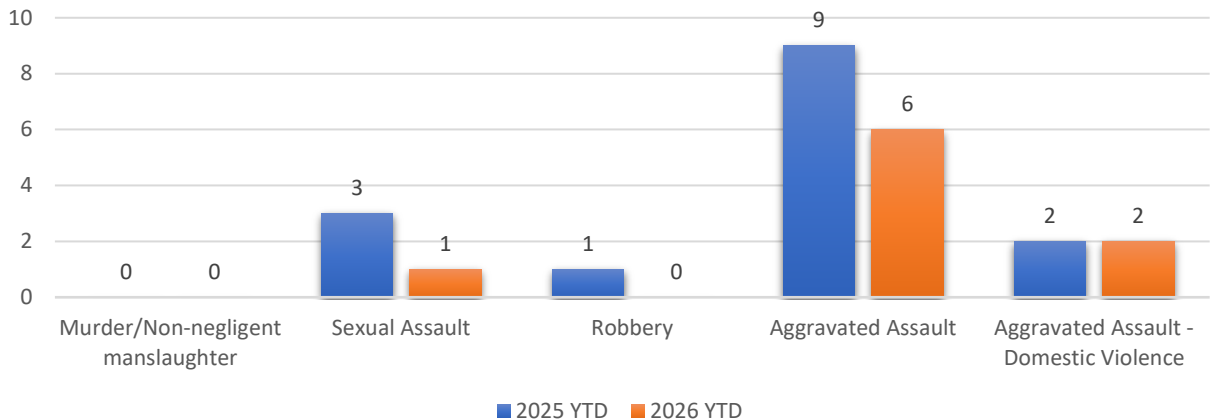




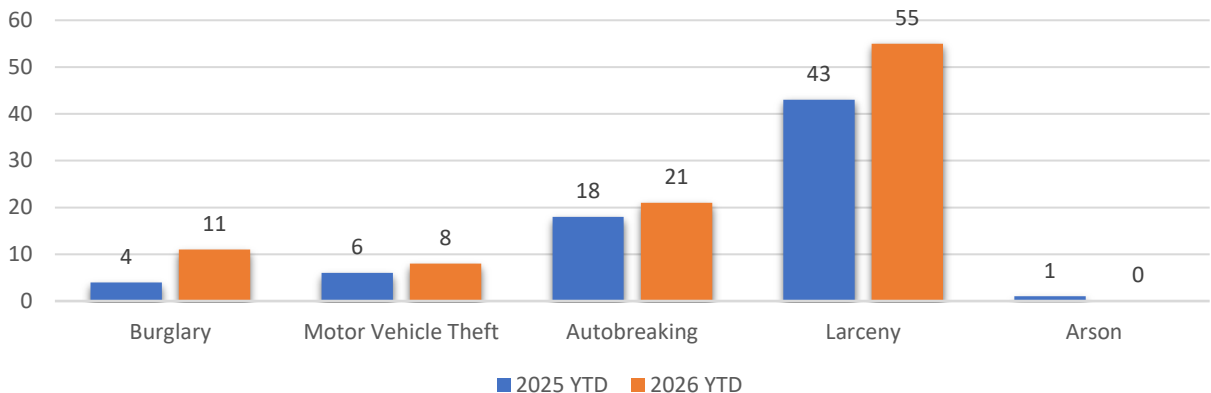
Violent Crime						
Crime Type	July 2025	July 2026	Difference	2025 YTD	2026 YTD	Difference
Murder/Non-negligent manslaughter	0	0	0	0	0	0
Sexual Assault	0	1	1	3	1	-2
Robbery	0	0	0	1	0	-1
Aggravated Assault	2	0	-2	9	6	-3
Aggravated Assault - Domestic Violence	0	0	0	2	2	0
Total Violent Crime	2	1	-1	15	9	-6
Property Crime						
Crime Type	July 2025	July 2026	Difference	2025 YTD	2026 YTD	Difference
Burglary	0	1	1	4	11	7
Motor Vehicle Theft	3	0	-3	6	8	2
Autobreaking	5	0	-5	18	21	3
Larceny	14	10	-4	43	55	12
Arson	0	0	0	1	0	-1
Total Property Crime	22	11	-11	72	95	23
Total Part I Crime	24	12	-12	87	104	17

Unfounded Cases Removed / Source: VConnect

Violent Crime - 2025/2026 Comparison

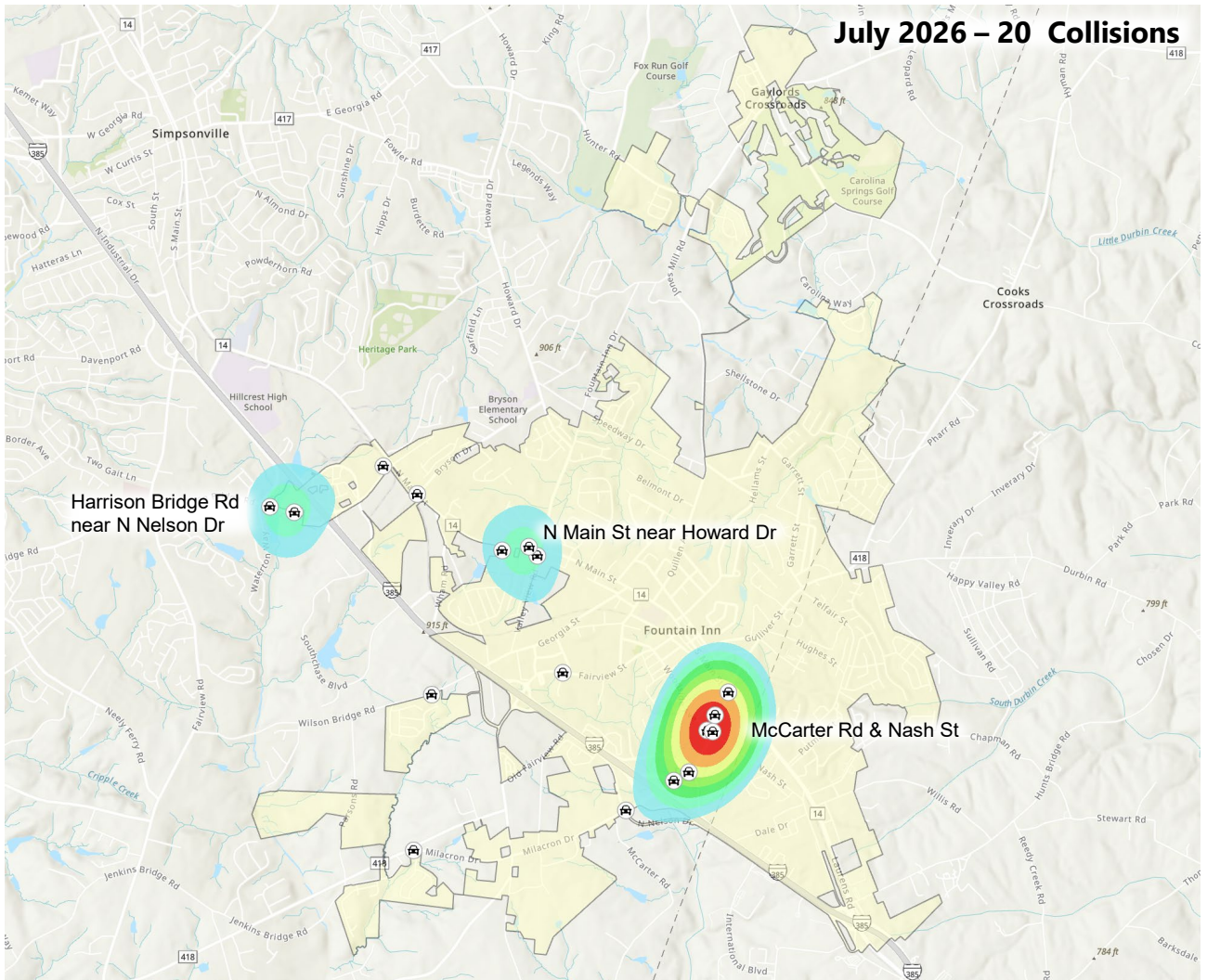


Property Crime - 2025/2026 Comparison

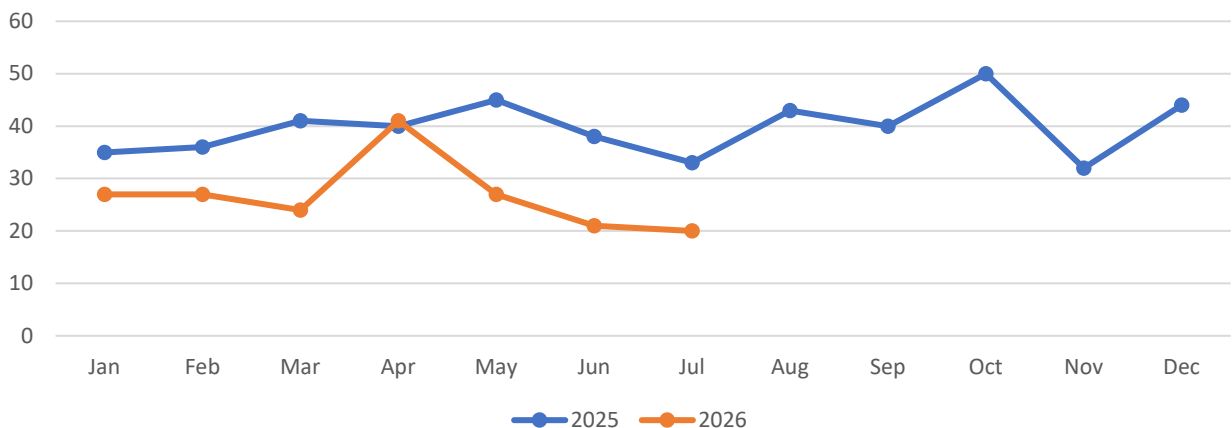




Collisions	July 2025	July 2026	Difference	YTD 2025	YTD 2026	Difference
Count	33	20	-13	268	187	-81

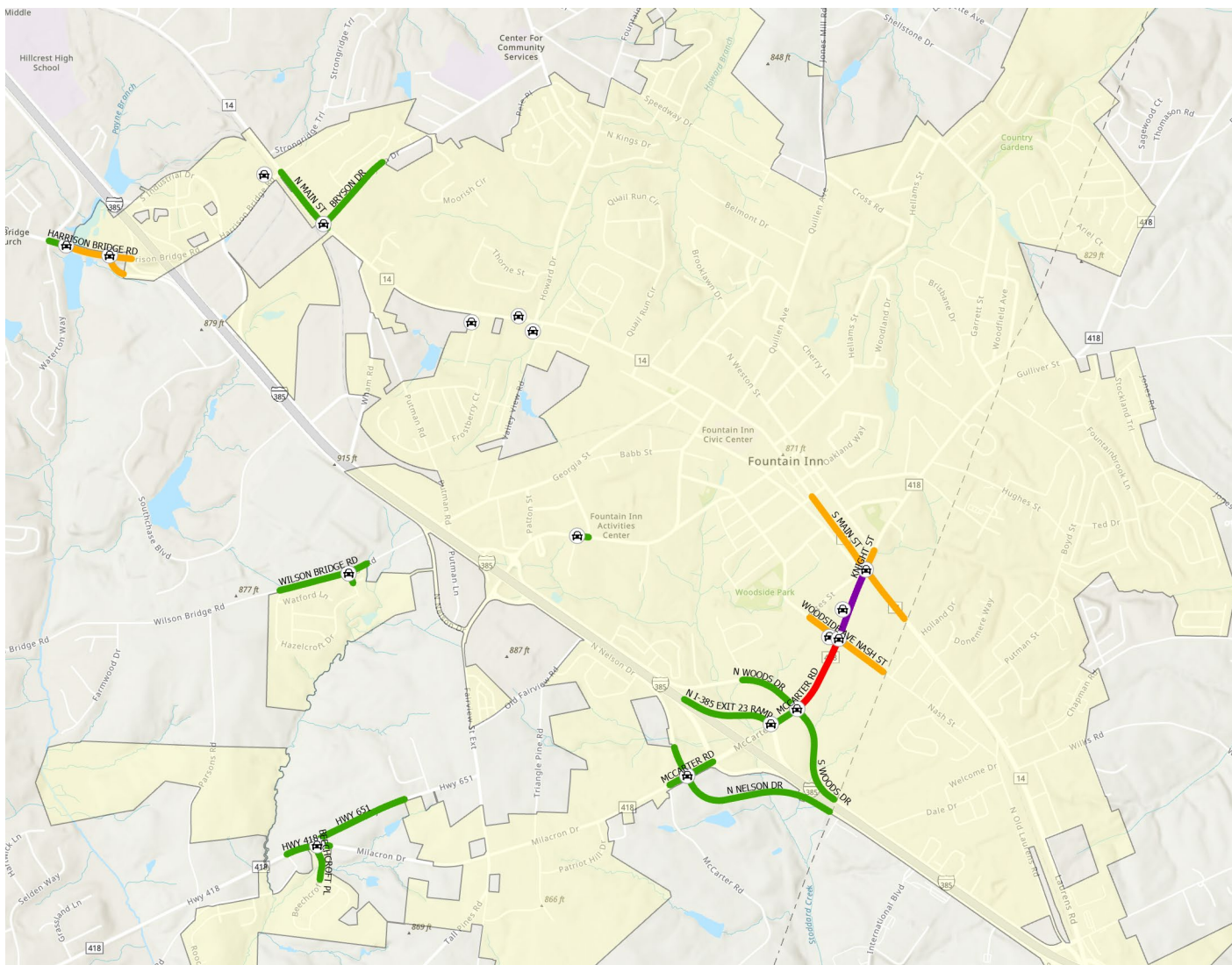


Collisions by Month - 2025/2026





Collision Density by Street Segments



Legend

Collision Count

0

1

2

3

4

A 25 ft radius is set on each roadway centerline to cover standard road width, parking lanes, and sidewalks to focus on roadway collisions.



July 2026 Collisions by Day of Week and Hour							
Hour	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Grand Total
0400-0459				1			1
0600-0659				1		1	2
0700-0759						1	1
0800-0859						1	1
0900-0959					1		1
1000-1059			1				1
1100-1159					2		2
1200-1259		1		1			2
1300-1359				2			2
1400-1459	1				1		2
1500-1559	1	1				1	3
1900-1959					1		1
2300-2359					1		1
Grand Total	2	2	1	5	6	4	20

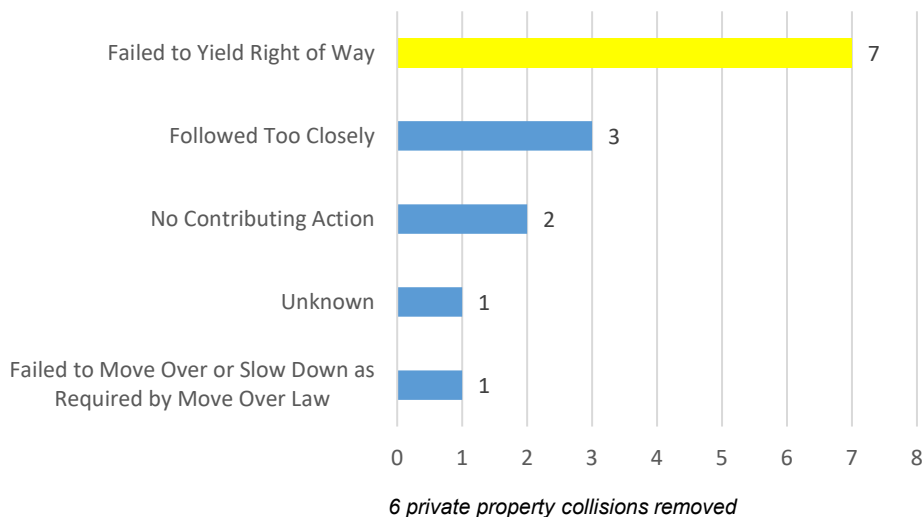
Hot Day for Collisions in July

Thursdays – 6 collisions

Hot Hour for Collisions in July

1500-1559 – 3 collisions

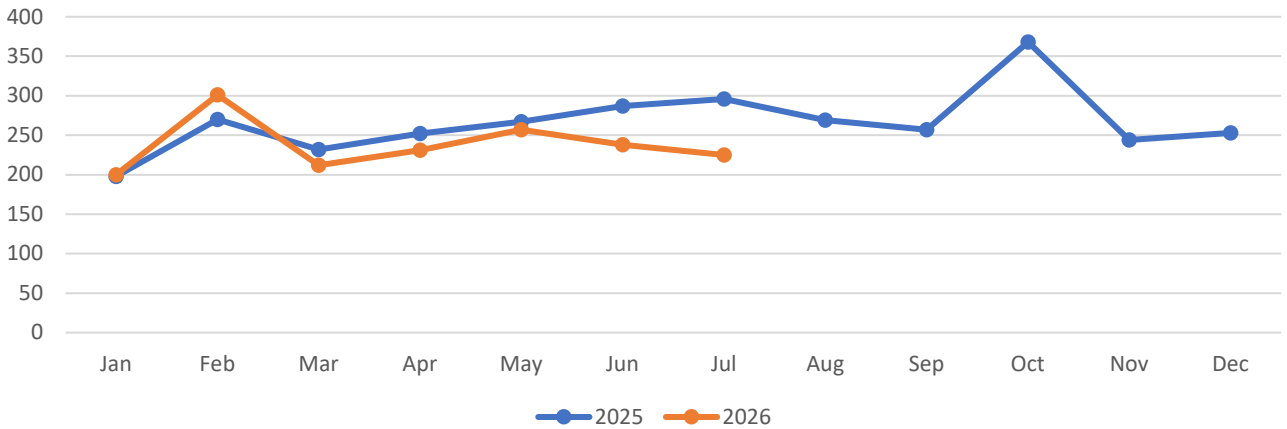
July 2026 Contributing Factors



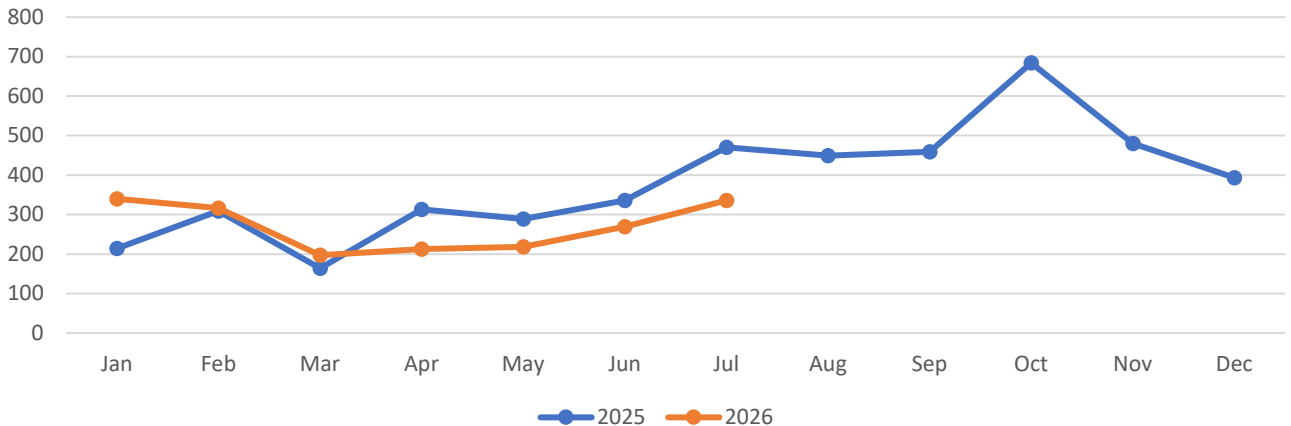


Contact Type	July 2025	July 2026	Difference	YTD 2025	YTD 2026	Difference
Citations	296	225	-71	1,802	1,664	-138
Warnings	470	336	-134	2,095	1,889	-206

Citation Comparison - 2025 - 2026



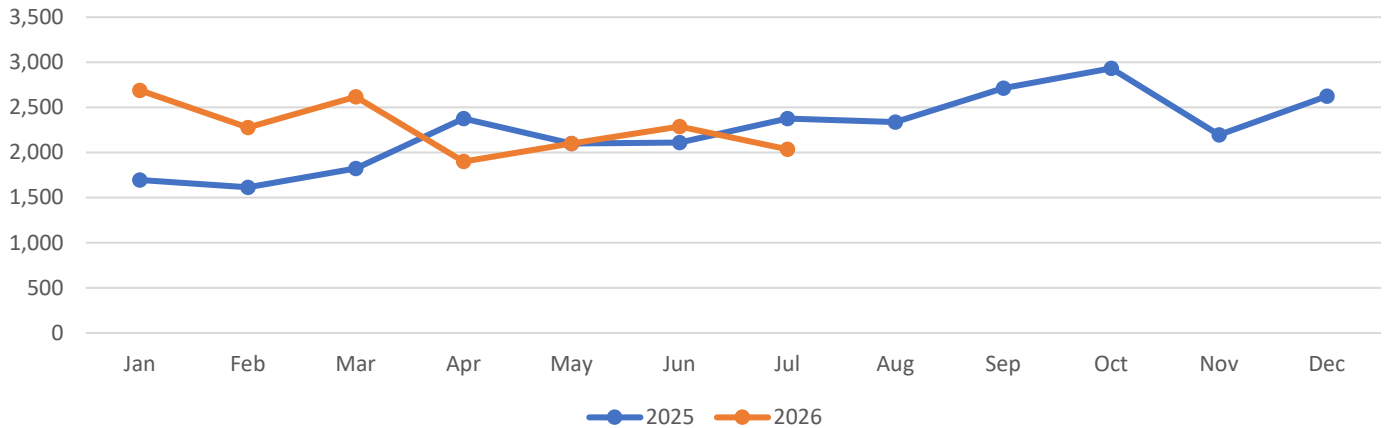
Warning Comparison - 2025 - 2026





CFS	July 2025	July 2026	Difference	YTD 2025	YTD 2026	Difference
Count	2,377	2,037	-340	14,099	15,910	1,811

Calls for Service by Month - 2025/2026

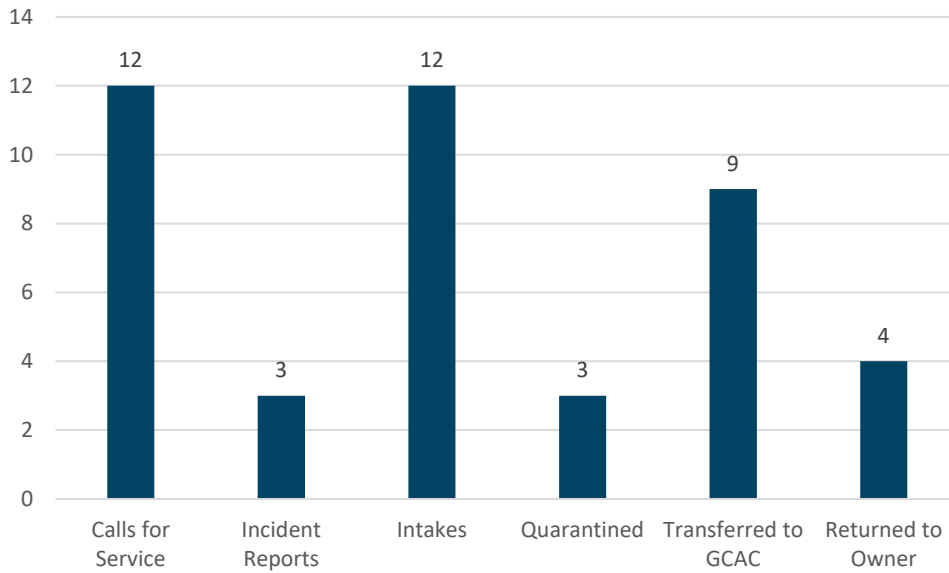


Communications Call Summary Report

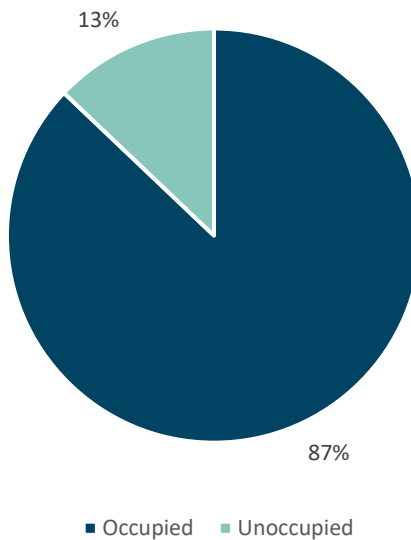
July Call Summary				
	Call Type	July 2025	July 2026	% Change
911	Inbound	504	449	-10.9%
Administrative	Inbound	1,647	1,289	-21.7%
	Outbound	763	764	0.1%



July 2026 Animal Control Activity



July 2026 Kennel Usage



FIRE – FIRE DEPARTMENT SUMMARY

Monthly Department Report

During the reporting period, the department maintained a high level of operational readiness while advancing training, administrative priorities, and community engagement efforts.

Apparatus Update

TL29 is awaiting fan and radiator repair. Supply chain is making this a longer repair. Repair scheduled for 10 August.

Training and Compliance

Training burns have been scheduled for October. We will be conducting this training at Gnatt Training Center. 4 members completed their CPR instructor training and classes have been offered to each city department if they would like to host one. EMT class started 20 July. This is an in-house class with instructors from our department. 2 members passed their Part 107 license.

Budget and Administrative Activities

The department continues budget preparation efforts to support current operations, training needs, and long-term planning objectives. Capital projects are underway.

Professional Development and Community Outreach

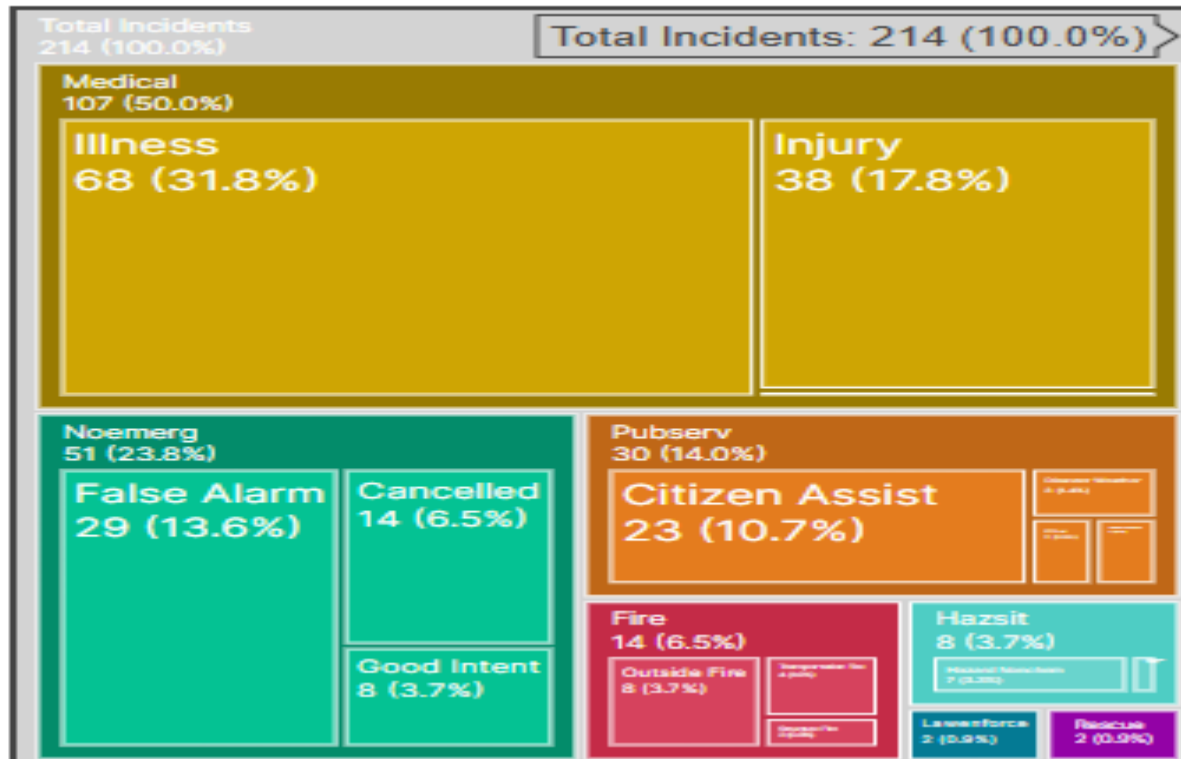
Department members were able to attend the PD's summer camp after being challenged by campers. Crews were able to do not only fire prevention with the campers but join them for some of their planned activities. Crews assisted with the Annual July 4th celebration.

Operational

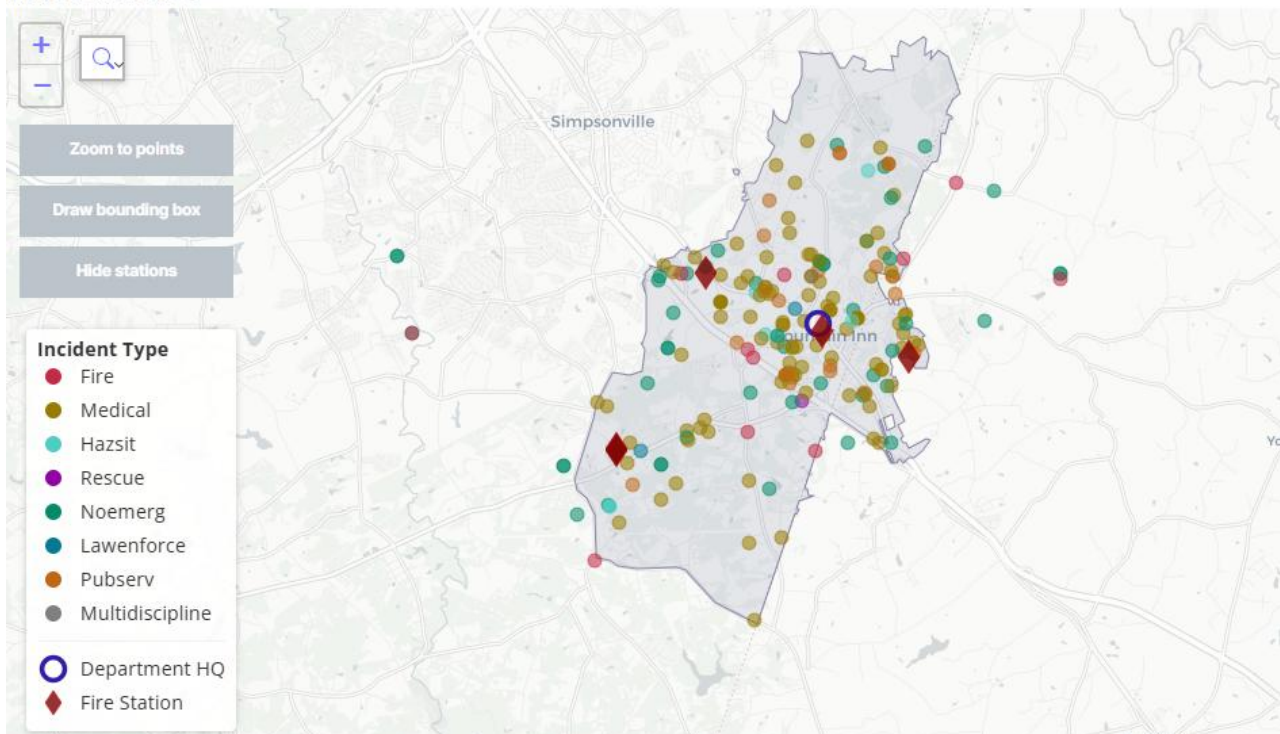
- Inspections Completed: 37
- Overlapping Incidents: 44
- Total Calls for Service 214
- Average Call Duration 45m 10s

Incident Types ①

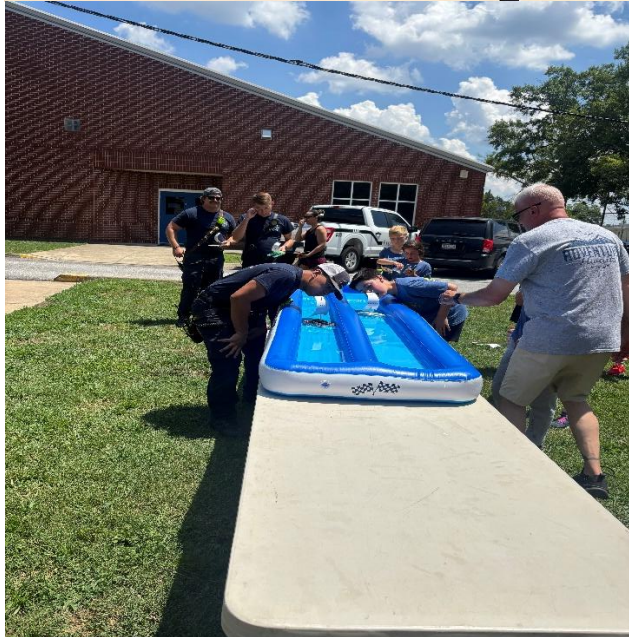
☐ Multidiscipline only



Incident Locations ①









City of Fountain Inn - Human Resources Monthly Report - July 2026

Home Department	June Headcount	July Hires	July Terms	July Headcount	DIVERSITY					
					Asian	Black or African American	Hispanic or Latino	White	Pacific Islander	One or More
000411 / Administration	2	0	0	2	0	0	0	2	0	0
000412 / Judicial	5	0	0	5	0	1	0	4	0	0
000413 / Council	8	0	0	8	0	0	1	7	0	0
000414 / Community Relations	6	0	0	6	0	0	0	6	0	0
000416 / Finance	10	0	0	10	0	4	0	6	0	0
000417 / Human Resources	3	0	0	3	0	1	0	2	0	0
000421 / Police	40	0	0	40	0	2	3	32	0	3
000422 / Fire	32	0	1	31	0	0	2	30	0	0
000424 / Public Works	2	0	0	2	0	0	0	2	0	0
000425 / Planning & Development	4	0	0	4	0	0	0	4	0	0
000431 / Parks/Grounds Maintenance	8	0	0	8	0	1	0	7	0	0
000432 / Sanitation	7	0	0	7	0	2	0	5	0	0
000434 / Sewer	3	0	0	3	0	0	0	3	0	0
000451 / Recreation	27	0	0	27	0	7	0	17	0	2
000453 / Facilities Maintenance	2	0	0	2	0	0	1	1	0	0
000510 / Gas Field	19	0	1	18	0	0	1	17	0	0
Totals:	178	0	2	176	0	18	8	145	0	5

Recruitment Status for Open Positions - AS OF 07/31/2026

421 Police: Certified UPO (2) Vacancies
421 Police: Police/Fire Dispatcher (1) Vacancy
421 Police: Corporal (3)
422 Fire: Firefighter (1) Vacancy
431 Sanitation: CDL Drivers (2) Vacancies
434 Sewer/Stormwater: Technician I-III (2) Vacancies
451 Rec Support (4) vacancies
451 Rec Activities Center Coordinator (1) vacancy
510 Gas: Gas Tech (1) vacancy
424 Public Works: PW Coordinator(1)

New Hires - July 2026	Department	Title
None		

Hires

422 Fire James Nathan Pennington - Firefighter Hired 8/3/2026
 451 Rec Caitlyn Grace Tompkins - Activities Center Coordi Hired 8/3/2026
 421 Pol/Fire Katie Vincent - Police/Fire Dispatcher Hired 8/3/2026

Human Resources – July Activities

Safety Committee Meeting - July 14
 Cost-of-Living Adjustment (COLA)- Implemented July 23 Pay date
 Police and Fire Pay Cycle Transition - Implemented July 23 Pay date
 Police and Fire Sick Leave Update - Implemented July 23 Pay date
 Chick-fil-A Treat Truck - July 23rd

Judicial Department Monthly Report

At- a-Glance Summary – July 2026

PERFORMANCE INDICATORS	CRIMINAL	TRAFFIC	TOTALS	YTD Totals
CASE TOTALS	47	215	262	1,935
TRANSFERRED CASES	19	25	44	
DISPOSED CASES	1	22	23	
PENDING CASES	27	168	195	

DEPARTMENT HIGHLIGHTS:

Case activity increased significantly from 2024 to 2025 and has remained elevated in 2026. Through July, the court processed 1,936 cases in 2026, compared to 2,073 in 2025 and 1,200 in 2024. While 2026 monthly totals have fluctuated slightly, activity remains substantially higher than 2024 levels and generally consistent with the increased workload experienced in 2025.

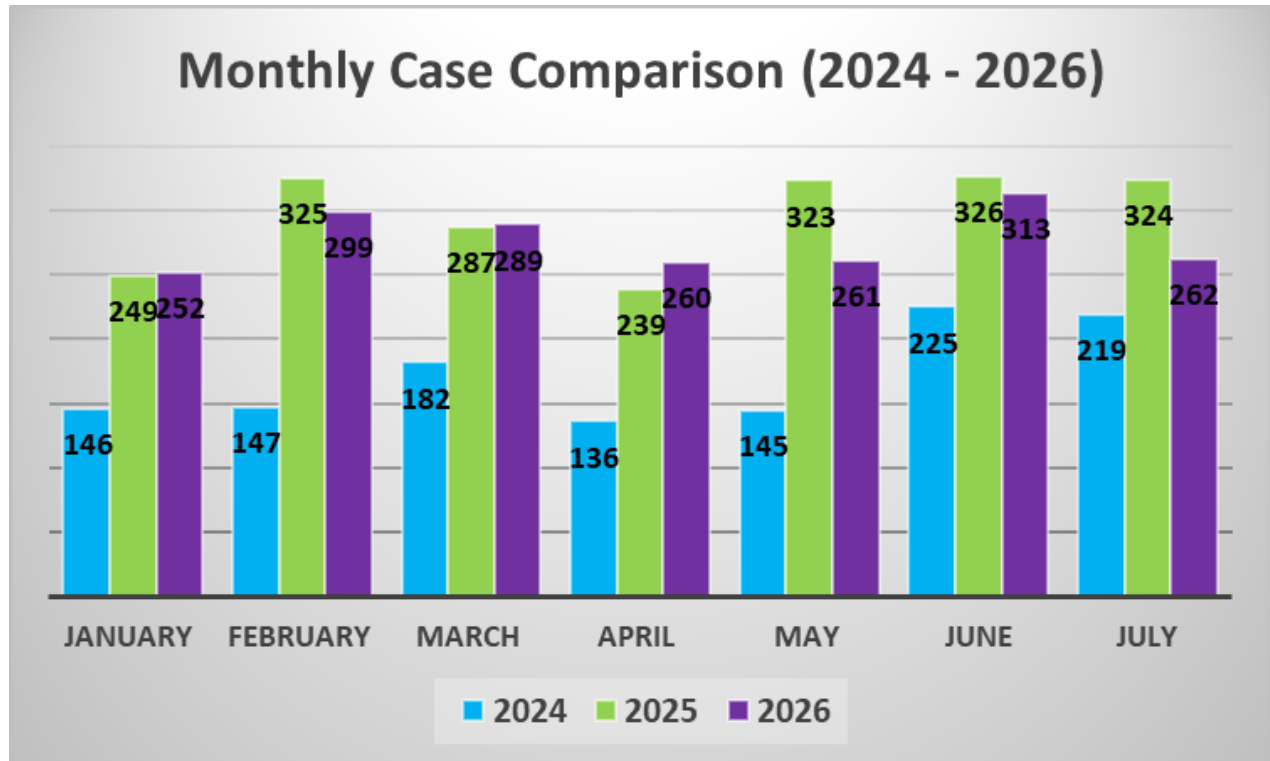
- **2024 (Jan–Jul):** 1,200 cases
- **2025 (Jan–Jul):** 2,073 cases (**72.8% increase** over 2024)
- **2026 (Jan–Jul):** 1,936 cases (**61.3% increase** over 2024 and **6.6% below** 2025)

Key Observation:

Although case activity in 2026 is slightly below the record pace set in 2025, the court continues to experience a substantially heavier workload than in 2024, with nearly 62% more cases processed through July. This sustained increase reflects a continued high volume of court activity and demand on court operations.

Current Projects:

- **Jury trials – October 2026**
 - 52 cases scheduled.



Fountain Inn Natural Gas

GAS SUPPLY

- **July Gas Volume:** 33,963 Dths.
- **July Consumption:** 7.9% higher than July 2025 and 6.5% lower than the 3-year average for July.
- **Natural Gas Pricing:**
 - **August Gas Price:** \$2.725 per Dekatherm
 - **Change from July:** a decrease of \$0.506 per Dekatherm.
 - **Note:** This price reflects the commodity cost only. The final "Cost of Gas" includes additional factors such as transportation, fees and other costs which affect FING's monthly billing.

GAS OPERATIONS

- The department surpassed **13,754** natural gas customers, reflecting continued growth within the service territory and ongoing demand for natural gas services.
- Construction continues to progress well on the North End High Pressure Steel Project, a major infrastructure improvement that will increase the reliability and capacity of the natural gas distribution system in the northern service area. The project includes approximately 15,300 feet of 6-inch steel main and two new regulator stations. To date, approximately 6,200 feet of pipeline have been installed, and fabrication of the pressure regulator stations is underway.
- FING continued preparations for the 2026/2027 winter heating season by evaluating additional pipeline capacity and implementing gas supply hedging strategies to improve system reliability and reduce exposure to market volatility during peak demand periods. To date, we have secured an additional 2,000 Dths per day of pipeline capacity for the months of December through February and have hedged approximately 85% of our prepaid natural gas supply.
- FING and Williams have reached a final agreement for the upgrade of the existing city gate, and the agreement has been fully executed by both parties. The estimated project cost is between \$2.3 million and \$3.1 million. We expect to receive Williams' invoice shortly, at which time full advance payment will be required in accordance with the agreement.

KEY INDICATORS

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	10.987 ft.	39,739 ft.
NEW SERVICE LINES INSTALLED	87 SL; 3,720 ft.	SL 681; 29,385 ft.
AVERAGE HOURS OF EMPLOYEE TRAINING	n/a	Avg. 0 hrs./EE

SOUTH CAROLINA RESIDENCIAL GAS RATES

Rate Comparison Notice

Below are the names and rates of other natural gas providers in South Carolina for reference. Please note that each utility operates under a different rate structure, cost-recovery methodology, and set of fixed charges, which makes direct, one-to-one comparisons difficult. These figures are provided for general context only and should not be interpreted as equivalent or directly comparable rates.

NOTE: May systems rates were not collected, FING's residential rate was \$1.2762/Therm

COUNCIL UPDATE

Reporting Period: July 2026

MONTHLY SNAPSHOT

TOTAL INSPECTIONS 162 <i>Change from Jun: +23</i>	PERMITS ISSUED 117 <i>Change from Jun: +8</i>	NEW SINGLE-FAMILY 56 <i>Change from Jun: -12</i>
TOTAL COMPLAINTS 17 <i>Change from Jun: -8</i>	TOTAL VALUATION \$113.9M <i>Change from Jun: +\$75.3M</i>	IMPACT FEES COLLECTED \$542.3K <i>Change from Jun: +\$265.2K</i>

BOARDS & COMMISSIONS

Planning Commission | July 16, 2026

APPLICATION	AXE-2026-04
REQUEST	Annexation and Rezone to C-2 (Commercial)
PROPERTY	107 Milacron Dr TMS 0349000100308 Unzoned (Greenville County)
STATUS	Recommended for approval, 6-0 Vote

APPLICATION	PZ-2026-02
REQUEST	Rezone to S-1 (Service)
PROPERTY	604 N Woods Dr. TMS 0336000100104 C-2 (Commercial)
STATUS	No recommendation, 3-3 Vote

APPLICATION	TX-2026-01
REQUEST	Approval of miscellaneous text amendments to the Unified Development Ordinance
PROPERTY	N/A
STATUS	Recommended for Approval, 6-0 Vote

Board of Zoning Appeals | Aug 6, 2026

No agenda items were scheduled; the meeting was canceled.

CODE ENFORCEMENT

CURRENT FOCUS	Grass and property maintenance are the current enforcement focus.
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OPERATIONAL SCORECARD

June 2026 performance compared with May 2026

BUILDING & CODES

MEASURE	JULY	JUNE	CHANGE
Total Inspections	162	139	+23 (+16.5%)
Permits Issued	117	109	+8 (+7.3%)
Submitted Permits	86	198	-12 (-12.2%)
New Single Family	56	68	-12 (-17.6%)
New Multi-Family (Units)	0	0	No change
New Commercial	0	0	No change
Certificates of Occupancy Issued	77	36	+41 (+113.9%)
Remodel/Add Residential	5	3	+2 (+66.7%)
Remodel/Add Commercial	1	0	+1
Sign/Roofing/Solar/Misc Trade	24	27	-3 (-11.1%)
Commercial Plan Reviews	1	4	-3 (-75%)
Residential Plan Reviews	63	72	-9 (-12.5%)

CODE COMPLIANCE

MEASURE	JULY	JUNE	CHANGE
Vehicles/Other	4	6	-2 (-33.3%)
Building - Unsafe Conditions	0	0	No change
Property Maintenance	13	19	-6 (-31.6%)
Total Complaints	17	25	-8 (-32%)

FINANCIAL SUMMARY

MEASURE	JULY	JUNE	CHANGE
Total Valuation	\$113,972,775	\$38,693,409	+\$75,279,366.00 (+194.6%)
Total Permit Fees Collected	\$337,693.43	\$136,194.13	+\$201,499.30 (+148%)
Total Plan Review Revenue	\$161,925	\$61,300.00	+\$100,625.00 (+164.2%)
Total Impact Fees Collected	\$542,269	\$277,067.10	+\$265,201.90 (+95.7%)

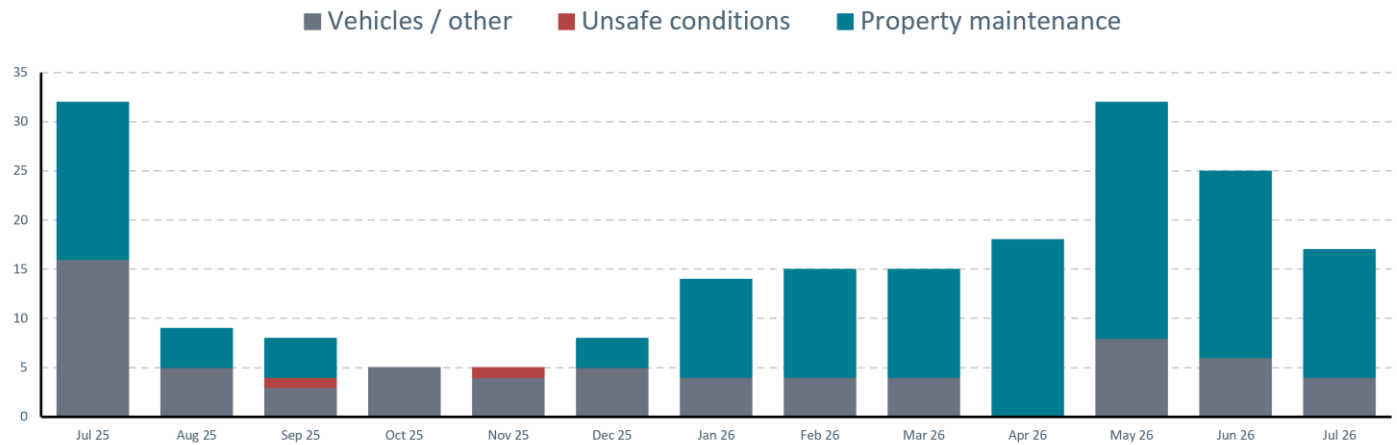
HISTORICAL TREND DASHBOARD

Rolling 13 months | July 2025 through July 2026

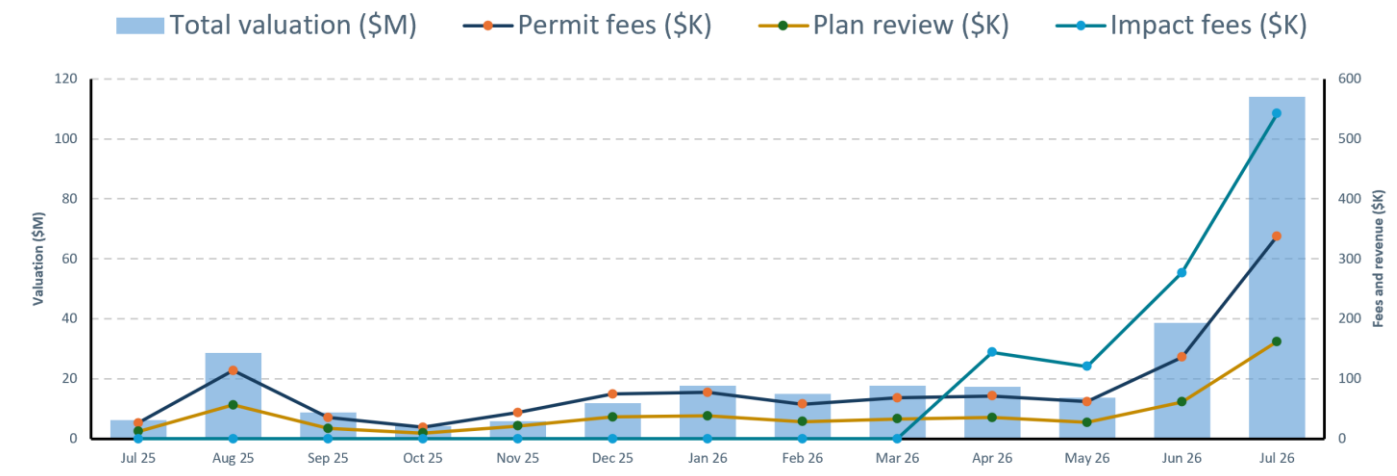
Impact fee tracking is shown beginning in April 2026, when the measure first appeared in the monthly reporting data.



Code Compliance Activity



Financial Activity



TREND NOTES

PERMIT WORKLOAD

Issued permits increased to 117 (+7.3%) and inspections to 162 (+16.5%), while submitted permits fell from 198 to 86 (-56.6%).

FINANCIAL ACTIVITY

Total valuation reached \$114.0M (+194.6%); permit fees rose to \$337,693 (+148%) and impact fees to \$542,269 (+95.7%). This increase is contributed to the permits issued to Prisma Health.

DEVELOPMENT REVIEW

Certificates of occupancy more than doubled to 77 (+113.9%); residential plan reviews eased to 63 (-12.5%) and commercial reviews to 1 (-75%).

CODE COMPLIANCE

Complaints declined to 17 (-32%), including property-maintenance cases down from 19 to 13; grass and property maintenance remain the current focus.



Public Works Report August 2026 Council Meeting

Sanitation

- 550 Tons of waste hauled to landfill

Streets and Grounds

- 362 litter bags
- Cleaned and mulched flower beds on Jones St and Woodside Ave

Sewer / Storm Water

- 232 locates, 1,964 locates in 2026
- 11,283 Cleaning and CCTV
- Repaired 2 below grade manholes
- Cleared ROW at Diamond Tip, Valley View Dr, Catterick Way, Hellams St, Whisper Walk, and Fowler
- Mill View Village Developer Assist for "Tree" in Manhole
- CCTV storm drains for Final walkthrough for South Grove

Parks

- 3 Facility Rentals
- 112 rec league baseball / softball preps
- 4th round of fertilizer applied to Athletic Fields

Facility Maintenance

- Commenced in-house backflow preventor training and testing
- 23 Work Orders
- 880 ft of conduit installation at Wall St Parking lot

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

Miracle League Fall Season

The Miracle League Fall Season kicks off Monday, September 14, and will run for six consecutive Mondays. Join us in supporting our local athletes with special needs as they experience the joy of baseball in a fun, inclusive environment. Community members are encouraged to come out, cheer on the players, and help make each game a memorable experience.

Volunteers are needed to serve as Buddies, providing one-on-one assistance and encouragement to our players throughout the games. To volunteer, please contact Christopher Moore at christopher.moore@fountaininn.org or Chris McCall at cmccall@fountaininn.org.



REGISTER NOW!

THRU SEPTEMBER 3
\$25 FEE

Beginning September 14
Monday Games
2026

THE MIRACLE LEAGUE
of Fountain Inn

Every Child Deserves the
Chance to Play Baseball!

Miracle League Field
Emanuel Sullivan
Sports Complex

Get Involved:
Become a Sponsor
Be a "Buddy" - Volunteer

864-531-2513
700 Woodside Ave, Fountain Inn
www.fountaininn.org

PARKS & RECREATION
FOUNTAIN INN

Fall Sports Registrations: (as of Wednesday 8/5) Over 600 youth registered for Fall Sports

Tackle Football:

- 8U - 30
- 10U - 45 (waitlist 3)
- 12U - 62 (waitlist 13)

Flag Football:

- 6U - 33 (waitlist 1)
- 9U - 44 (waitlist 1)
- 12U - 21 (waitlist 4)

Baseball:

- 8U - 49 (waitlist 1)
- 10U - 54 (waitlist 2)
- 12U - 22 (waitlist 2)
- 15U - 24 (waitlist 2)

Softball:

- 8U - 31 (waitlist 3)
- 10U - 43 (waitlist 1)
- 12U - 24 (waitlist 1)

Cheer:

- 8U - 26 (waitlist 2)
- 10U - 17
- 12U - 7

Volleyball:

- 3rd-5th - 32 (waitlist 4)
- 6th-8th - 34 (waitlist 7)

Events:

- 8/3 - **Digital Drop-In**
- 8/6 - **Nutrition Class** - TOPIC: "Water You Waiting For?" As the summer sun settles in, there is nothing quite like a bright afternoon on the porch or a stroll through the park. However, as the temperatures rise, so does the importance of a habit we often overlook...staying hydrated.
- 8/6 - **55+ Night Out** - Join us for a fun evening at BridgeWay Station! Take a stroll through the Farmer's Market, shop for locally grown produce and unique handmade crafts, and enjoy dinner at one of the many wonderful restaurants on the grounds.
- 8/8 - **BINGO** at The Market. Thank you to the wonderful vendors of the Fountain Inn Farmers Market for supplying all the prizes!!
- 8/11 - **BINGO** sponsored by Ryan with NHC Clinton
- 8/18 - **Birthday Celebration**
- 8/20 - **Movin' & Groovin'**
- 8/27 - **Ask a CPT**
- 8/27 - **End of Summer Tea** "Books & Lemons" with Special Guest Speaker Hannah Coburn, Manager of M Judson Booksellers, Fountain Inn Location on Main. This bookstore is a beautiful reflection of Fountain Inn and its people. Hannah will talk about upcoming new authors and books, how to start a book club, and all about this beautiful bookstore.

End of Summer
BINGO
Games @ 11:00
Lunch @ 12:00

Tuesday Aug 11th
** Sliders **
Sponsored by
NHC of Clinton

Good-bye Summer

\$5 donation

End of Summer Tea
Thursday Aug 27th
11:30a in the CR

Special Guest Speaker:
Hannah Coburn
with
M Judson Booksellers

\$7 due at registration

BINGO
at The Market
Saturday August 8th
@10:00a

Enjoy a morning of Bingo at the Fountain Inn Farmers Market. Game prizes will be supplied by the Market vendors, with the grand prize donated by the City. All ages are welcome to play, so bring a friend!!

Mondays at 9:30
with Adabelle

Mindfulness.
Moving.
Meditation.

T'ai Chi Chih