



AGENDA

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

FORMAL MEETING OF CITY COUNCIL

Thursday, September 10, 2026 - 6:00 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. Presentation
 - a. Representative Mark Willis will be presenting an award to Lieutenant Colonel Shawn A. Stankus of the South Carolina Highway Patrol.
 - b. Main Street Fountain Inn Update from our Main Street Coordinator, Clare Jones
4. Introduce New Employees
 - a. Christopher Congiusta, Sewer
Jessica Gore, Public Works
Keith Norris, Fire
Nathan Pennington, Fire
Elizabeth Soriano, Police
Caitlyn Tompkins, Recreation
Katie Vincent, Police
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.

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

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 July 2026
 - b. Draft Minutes of the Regularly Scheduled City Council Meeting on August 12, 2026
7. Appointment
 - a. The appointment of Brooks Derrick to the Planning Commission, representing Ward 5, for the unexpired term ending December 31, 2027.
8. City Administrator's Report - Shawn M. Bell
 - a. Administrator's report
9. Unfinished Business
 - a. Second and final 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.
 - b. Second and final 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).
 - c. Second and final 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).
 - d. Second and final reading of Ordinance TX-2026-01, to amend the City of Fountain Inn Unified Development Ordinance.
 - e. Second and final 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. New Business
11. Department Reports

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

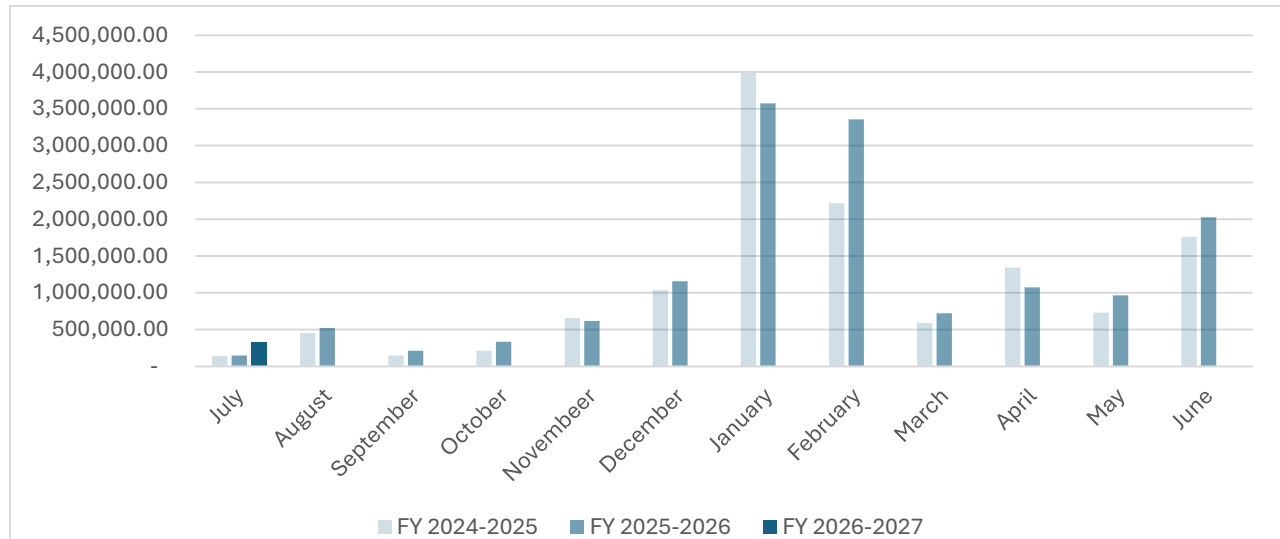
- a. Department Reports
- 12. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.
- 13. Adjourn

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

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

Preliminary Monthly Financial Update–July 2026

GENERAL FUND – Revenue Overview



FY 2025-2026	Revenue	FY 2026- 2027	Revenue
July 2025	\$149,610.04	July 2026	\$329,456.99
August 2025	\$520,144.73	August 2026	
September 2025	\$211,468.47	September 2026	
October 2025	\$333,503.18	October 2026	
November 2025	\$616,687.45	November 2026	
December 2025	\$1,156,404.01	December 2026	
January 2026	\$3,575,279.01	January 2027	
February 2026	\$3,356,225.80	February 2027	
March 2026	\$722,042.89	March 2027	
April 2026	\$1,073,929.26	April 2027	
May 2026	\$966,091.85	May 2027	
June 2026	\$2,028,706.06	June 2027	
Year to Date Other Financing Sources	\$7,250,842.64	Year to Date Other Financing Sources	\$8,370.00
YTD Revenue	\$21,960,935.39	YTD Revenue	\$337,826.99
% of Budget	115%	% of Budget	2%
BUDGET	\$13,827,899.00	BUDGET	\$15,429,925.00
Budgeted Other Financing Sources	\$3,276,624.00	Budgeted Other Financing Sources	\$4,428,806.00
Total Budget FYE 26	\$17,104,523.00	Total Budget FYE 27	\$19,858,731.00

Preliminary Monthly Financial Update—July 2026

GENERAL FUND – Other Financing Sources Detail



Account – Other Financing Sources	Budget	Year to Date
GO Bond Proceeds 2025A – Annual	\$1,127,914.00	
Transfer In – Local Option Sales Tax	\$412,500.00	
Transfer In – Gas Fund	\$1,169,803.00	
Transfer In – Sewer Fund	\$46,566.00	
Transfer In – Hospitality Fund (Christmas)	\$450,000.00	
Transfer In – Gas Fund (Special Events)	\$100,000.00	
Transfer In – Hospitality Fund (Special Events)	\$50,000.00	\$8,370.00
Transfer In – Recreation Impact Fees	\$761,000.00	
Transfer In – Fire Impact Fees	\$113,370.00	
Proceeds on Disposal of Capital Assets	\$0.00	
Transfer In – Solid Waste	\$39,900.00	
Transfer In – Hospitality Fund	\$57,753.00	
Transfer In – Hospitality Fund (Community Relations)	\$100,000.00	
Total FY 2024-2025	\$4,428,806.00	\$8,370.00

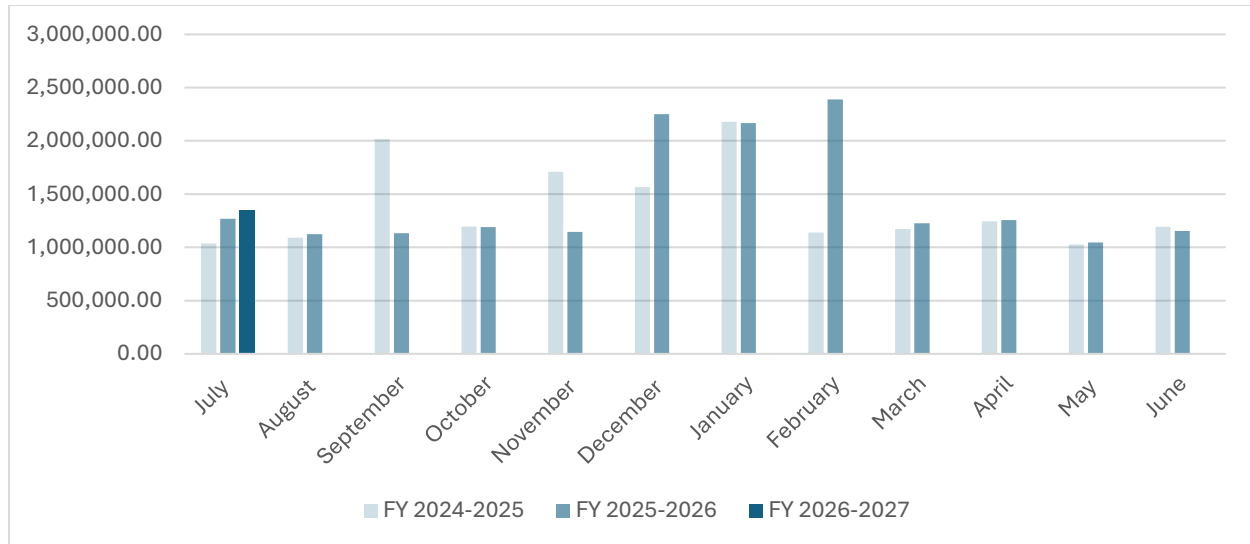
GENERAL FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2027	Amount Still Due in FYE 2027
2019 IPRB Woodside Park Recreation	6/30/2039	\$4,349,000.00	\$3,385,000.00	\$0.00 Principal & Interest	\$325,382.00
2019 IPRB Ladder Truck Fire	6/30/2039	\$1,391,000.00	\$459,000.00	\$0.00 Principal & Interest	\$163,238.80

General Fund - Cash on hand as of 8/24/26: \$3,439,724.78

Preliminary Monthly Financial Update-July 2026

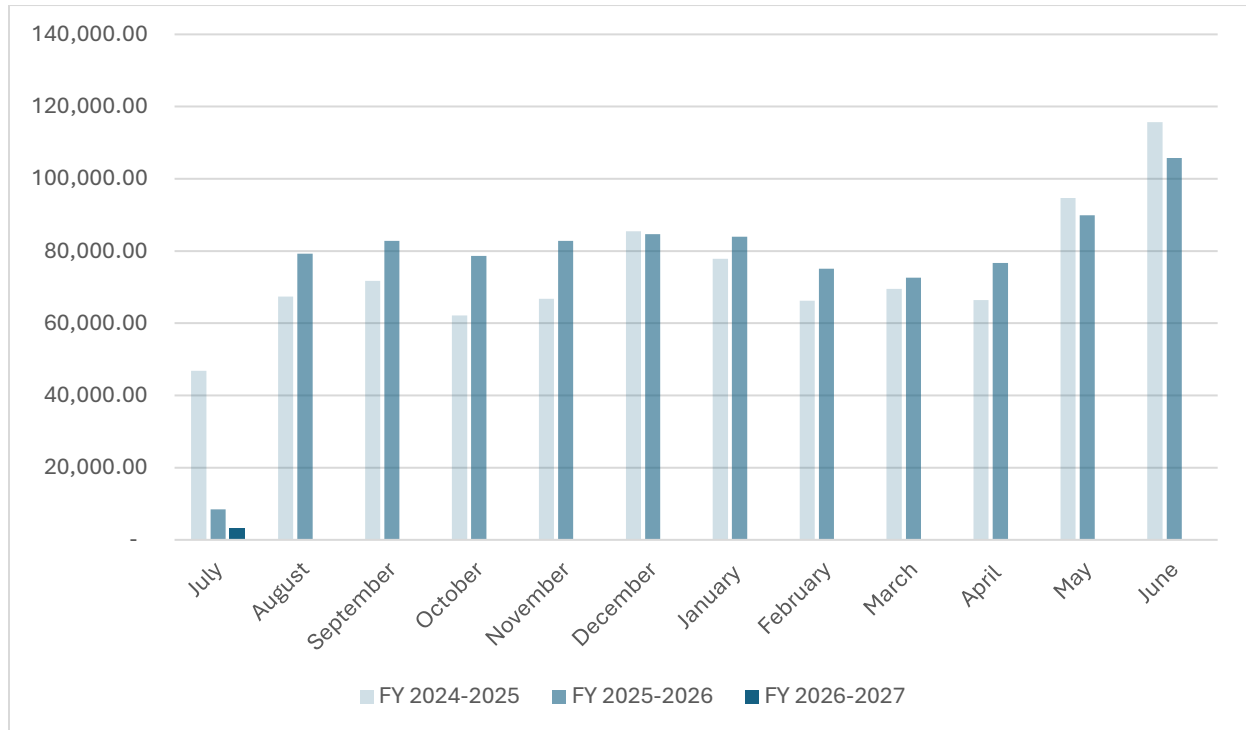
GENERAL FUND – Expenditure Overview



FY 2025-2026	Expenditures	FY 2026- 2027	Expenditures
July 2025	\$1,267,980.97	July 2026	\$1,344,646.46
August 2025	\$1,123,947.53	August 2026	
September 2025	\$1,133,818.53	September 2026	
October 2025	\$1,189,441.79	October 2026	
November 2025	\$1,144,294.37	November 2026	
December 2025	\$2,250,288.01	December 2026	
January 2026	\$2,167,965.36	January 2027	
February 2026	\$2,388,875.20	February 2027	
March 2026	\$1,225,429.71	March 2027	
April 2026	\$1,257,068.34	April 2027	
May 2026	\$1,046,334.08	May 2027	
June 2026	\$1,152,541.43	June 2027	
Year to Date Other Financing Use	\$89,243.52	Year to Date Other Financing Use	
Year to Date	\$17,437,228.66	Year to Date	\$1,344,646.46
% of Budget	104%	% of Budget	7%
BUDGET	\$17,104,523.00	BUDGET	\$19,828,411.00
Budgeted Other Financing Use	\$0.00	Budgeted Other Financing Use	\$30,320.00
Budget FYE 26	\$17,104,523.00	Budget FYE 27	\$19,858,731.00

Preliminary Monthly Financial Update–July 2026

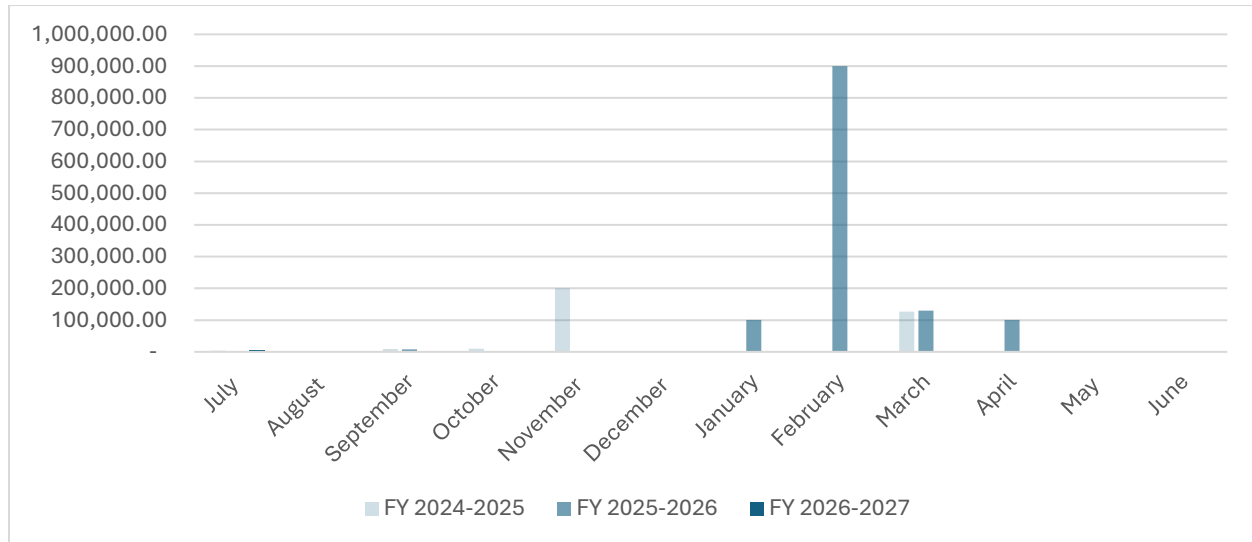
HOSPITALITY FUND – Revenue Overview



FY 2025-2026	Revenue	FY 2026- 2027	Revenue
July 2025	\$8,468.87	July 2026	\$3,218.80
August 2025	\$79,266.38	August 2026	
September 2025	\$82,770.25	September 2026	
October 2025	\$78,666.04	October 2026	
November 2025	\$82,780.48	November 2026	
December 2025	\$84,672.18	December 2026	
January 2026	\$83,925.35	January 2027	
February 2026	\$75,050.17	February 2027	
March 2026	\$72,625.34	March 2027	
April 2026	\$76,660.62	April 2027	
May 2026	\$89,872.25	May 2027	
June 2026	\$105,772.96	June 2027	
YTD Revenue	\$920,530.89	YTD Revenue	\$3,218.80
% of Budget	91%	% of Budget	<1%
Total Budget FYE 26	\$2,066,000.00	Total Budget FYE 27	\$1,012,500.00

Preliminary Monthly Financial Update–July 2026

HOSPITALITY FUND – Expenditure Overview



FY 2025-2026		Expenditures	FY 2026- 2027		Expenditures
July 2025		\$893.43	July 2026		\$3,467.92
August 2025		\$631.59	August 2026		
September 2025		\$7,668.57	September 2026		
October 2025		\$616.59	October 2026		
November 2025		\$670.59	November 2026		
December 2025		\$258.24	December 2026		
January 2026		\$100,154.59	January 2027		
February 2026		\$900000.00	February 2027		
March 2026		\$129,899.93	March 2027		
April 2026		\$100,154.59	April 2027		
May 2026		\$154.57	May 2027		
June 2026		\$1,507.92	June 2027		
Year to Date		\$849,132.47	Year to Date		\$8,370.00
Other Financing Uses			Other Financing Uses		
Year to Date		\$2,091,743.08	Year to Date		\$11,837.92
% of Budget		101%	% of Budget		1%
BUDGET		\$1,246,000.00	BUDGET		\$354,747.00
Budgeted Other Financing Uses		\$820,000.00	Budgeted Other Financing Uses		\$657,753.00
Budget FYE 26		\$2,066,000.00	Budget FYE 27		\$1,012,500.00

Preliminary Monthly Financial Update—July 2026



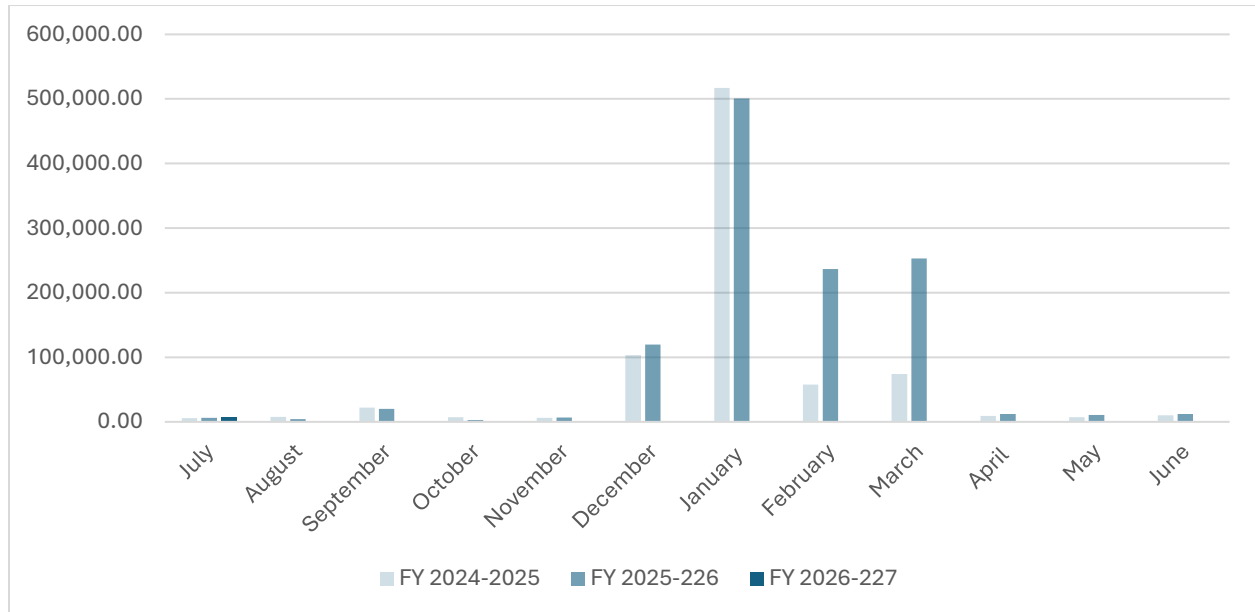
HOSPITALITY FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2027	Amount Still Due in FYE 2027
2013A A&H Tax Bond	4/01/2029	\$914,833.33	\$206,089.36	\$0.00 Principal & Interest	\$73,991.09
2013B A&H Tax Bond	4/01/2028	\$785,000.00	\$122,800.00	\$0.00 Principal & Interest	\$63,854.20

Hospitality Fund - Cash on hand as of 8/24/26: \$314,531.72

Preliminary Monthly Financial Update—July 2026

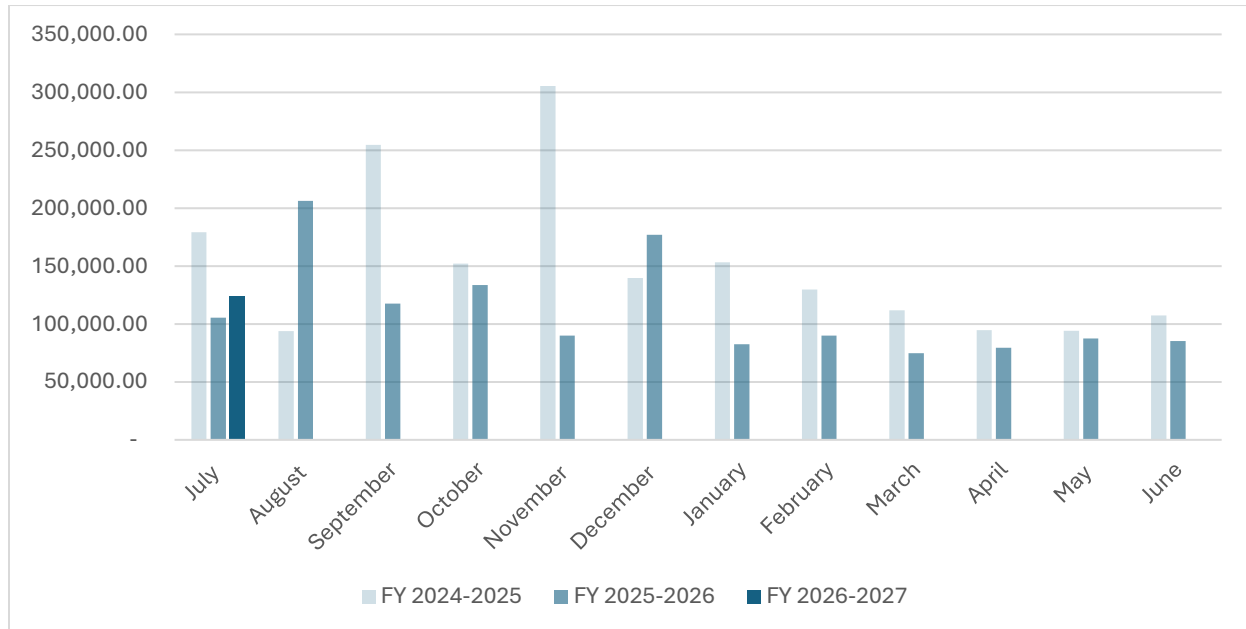
SOLID WASTE FUND – Revenue Overview



FY 2025-2026		Revenue	FY 2026- 2027		Revenue
July 2025		\$6,328.00	July 2026		\$6,320.00
August 2025		\$4,376.00	August 2026		
September 2025		\$20,056.00	September 2026		
October 2025		\$2,900.00	October 2026		
November 2025		\$6,907.00	November 2026		
December 2025		\$119,908.00	December 2026		
January 2026		\$500,556.00	January 2027		
February 2026		\$236,531.19	February 2027		
March 2026		\$252,917.00	March 2027		
April 2026		\$12,367.00	April 2027		
May 2026		\$10,528.00	May 2027		
June 2026		\$12,123.81	June 2027		
Year to Date		\$0.00	Year to Date		
Other Financing Sources			Other Financing Sources		
YTD Revenue		\$1,185,498.00	YTD Revenue		\$6,320.00
% of Budget		98%	% of Budget		<1%
BUDGET		\$1,510,985.00	BUDGET		\$1,457,790.00
Budgeted Other Financing Sources		\$0.00	Budgeted Other Financing Sources		\$0.00
Total Budget FYE 26		\$1,510,985.00	Total Budget FYE 27		\$1,457,790.00

Preliminary Monthly Financial Update—July 2026

SOLID WASTE FUND – Expenditure Overview



FY 2025-2026	Expenditures	FY 2026- 2027	Expenditures
July 2025	\$105,566.03	July 2026	\$123,686.51
August 2025	\$206,246.46	August 2026	
September 2025	\$117,623.41	September 2026	
October 2025	\$133,675.37	October 2026	
November 2025	\$90,018.18	November 2026	
December 2025	\$176,894.22	December 2026	
January 2026	\$82,507.63	January 2027	
February 2026	\$89,882.86	February 2027	
March 2026	\$74,832.83	March 2027	
April 2026	\$79,576.21	April 2027	
May 2026	\$87,456.45	May 2027	
June 2026	\$85,335.18	June 2027	
Year to Date	\$1,329,614.83	Year to Date	\$123,686.51
% of Budget	88%	% of Budget	9%
BUDGET	\$1,510,985.00	BUDGET	\$1,417,889.00
Budgeted Other Financing Uses	\$0.00	Budgeted Other Financing Uses	\$39,901.00
Budget FYE 26	\$1,510,985.00	Budget FYE 27	\$1,457,790.00

Preliminary Monthly Financial Update–July 2026

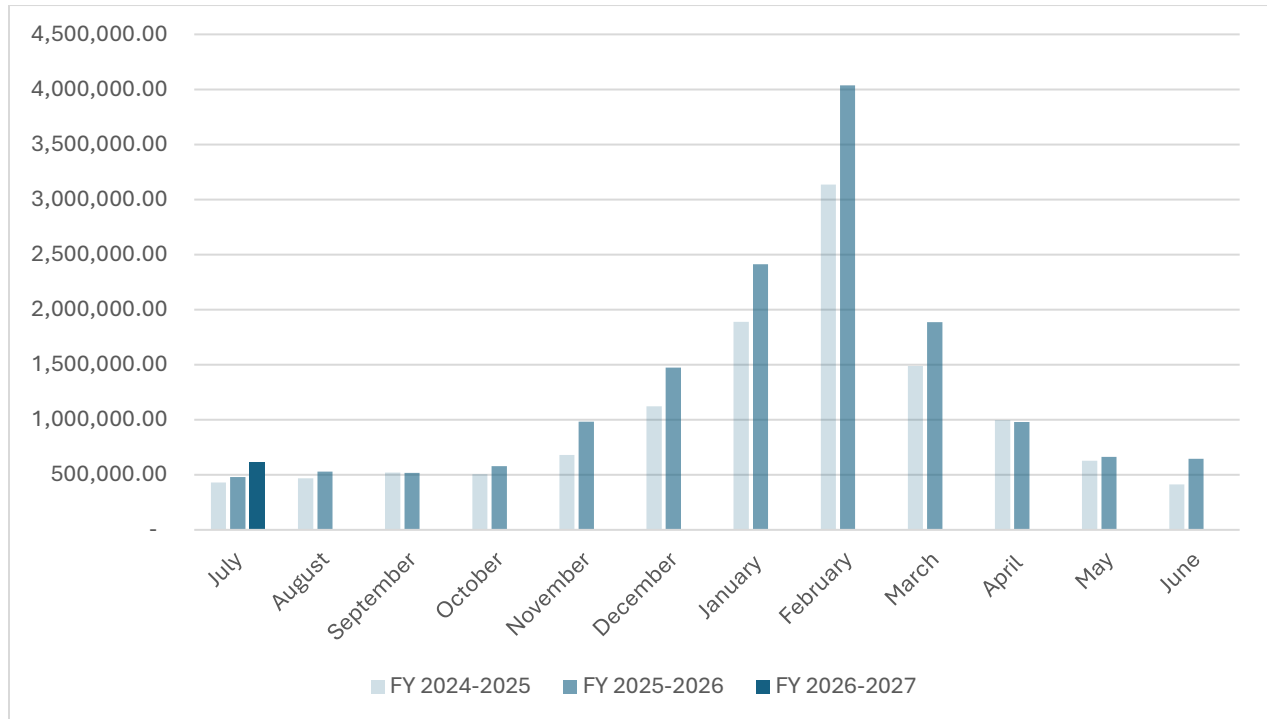


SOLID WASTE FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2027	Amount Still Due in FYE 2027
2021 Master Lease	6/30/2027	\$113,000.00	\$23,000.00	\$0.00 Principal & Interest	\$23,308.20

Preliminary Monthly Financial Update–July 2026

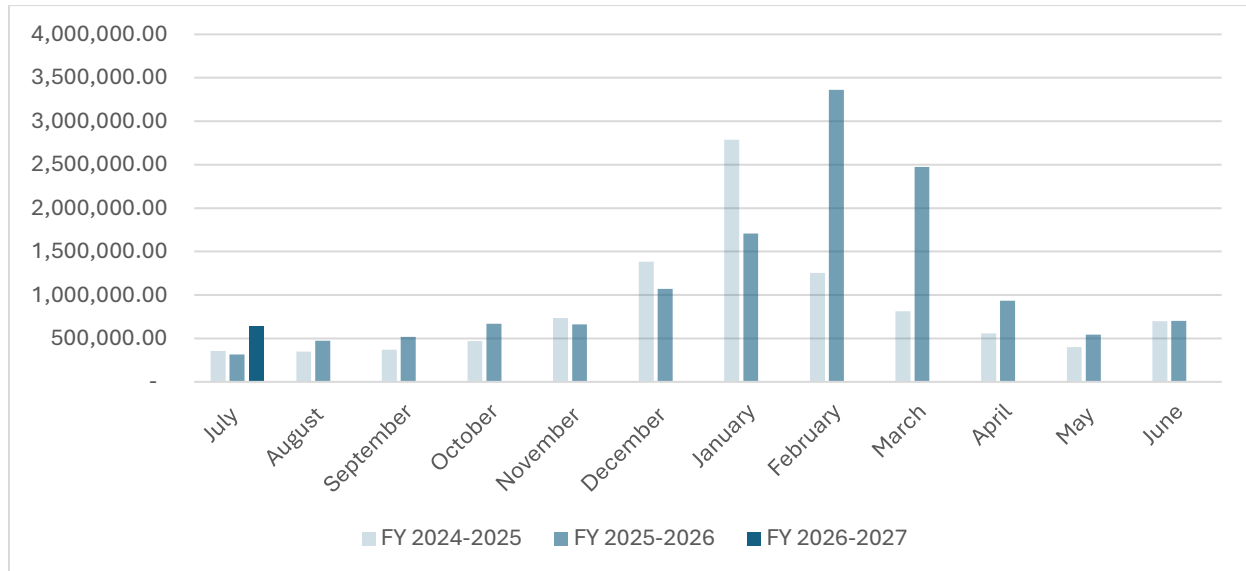
NATURAL GAS – Revenue Overview



FY 2025-2026	Revenue	FY 2026- 2027	Revenue
July 2025	\$478,603.07	July 2026	\$615,579.35
August 2025	\$529,781.21	August 2026	
September 2025	\$517,879.47	September 2026	
October 2025	\$577,622.62	October 2026	
November 2025	\$983,662.92	November 2026	
December 2025	\$1,473,220.72	December 2026	
January 2026	\$2,411,351.22	January 2027	
February 2026	\$4,035,918.18	February 2027	
March 2026	\$1,886,330.62	March 2027	
April 2026	\$979,911.09	April 2027	
May 2026	\$663,605.17	May 2027	
June 2026	\$644,837.67	June 2027	
YTD Revenue	\$15,182,723.98	YTD Revenue	\$615,579.35
% of Budget	121%	% of Budget	4%
Total Budget FYE 26	\$12,553,048.00	Total Budget FYE 27	\$15,379,442.00

Preliminary Monthly Financial Update–July 2026

NATURAL GAS FUND – Expenditure Overview



FY 2025-2026	Expenditures	FY 2026- 2027	Expenditures
July 2025	\$314,783.38	July 2026	\$642,113.84
August 2025	\$474,450.88	August 2026	
September 2025	\$519,546.07	September 2026	
October 2025	\$668,409.97	October 2026	
November 2025	\$661,656.75	November 2026	
December 2025	\$1,070,994.90	December 2026	
January 2026	\$1,709,092.15	January 2027	
February 2026	\$3,363,171.63	February 2027	
March 2026	\$2,473,739.95	March 2027	
April 2026	\$993,892.41	April 2027	
May 2026	\$543,057.68	May 2027	
June 2026	\$702,515.60	June 2027	
Year to Date	\$1,415,269.00	Year to Date	
Other Financing Uses		Other Financing Uses	
Year to Date	\$14,850,580.37	Year to Date	\$642,113.84
% of Budget	118%	% of Budget	4%
BUDGET	\$9,837,504.00	BUDGET	\$14,029,640.00
Budgeted Other Financing Uses	\$2,715,544.00	Budgeted Other Financing Uses	\$1,349,802.00
Budget FYE 26	\$12,553,048.00	Budget FYE 27	\$15,379,442.00

Preliminary Monthly Financial Update-July 2026



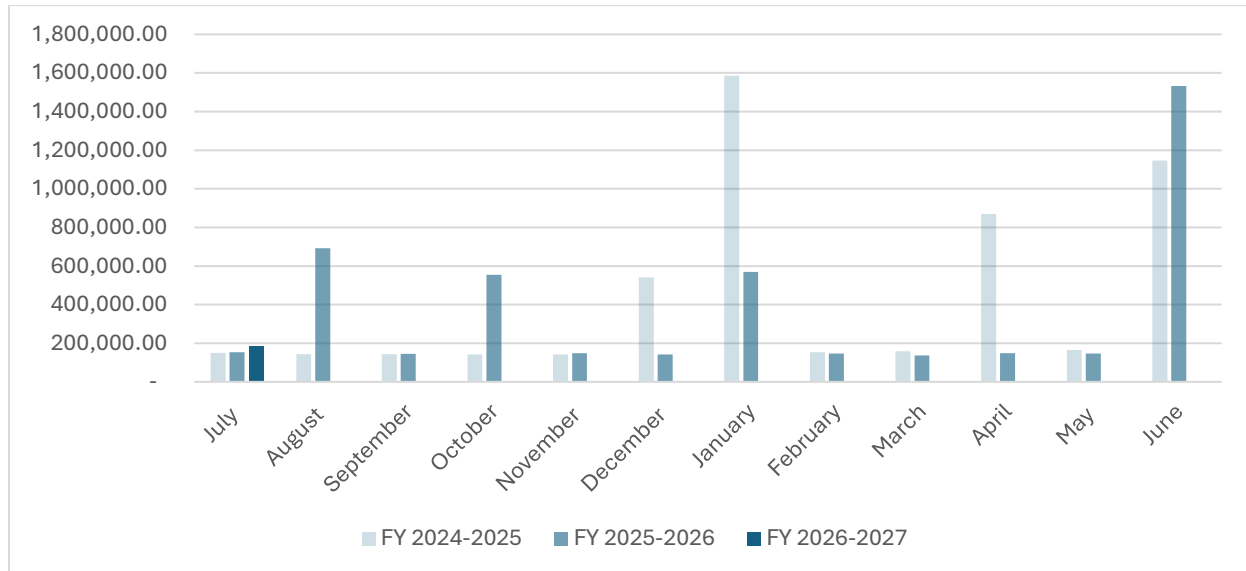
NATURAL GAS FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2027	Amount Still Due in FYE 2027
2015A Gas Bond	10/01/2030	\$3,465,000	\$2,045,000.00	\$0.00 Principal & Interest	\$440,204.50
2021 IPRB	6/30/2041	\$3,562,500	\$2,761,000.00	\$0.00 Principal & Interest	\$215,600.50
2026 Gas Bond	10/01/2045	\$7,005,000	\$7,005,000.00	\$0.00 Principal & Interest	\$523,693.73

Natural Gas Fund - Cash on hand as of 8/24/26: \$2,556,862.93

Preliminary Monthly Financial Update–July 2026

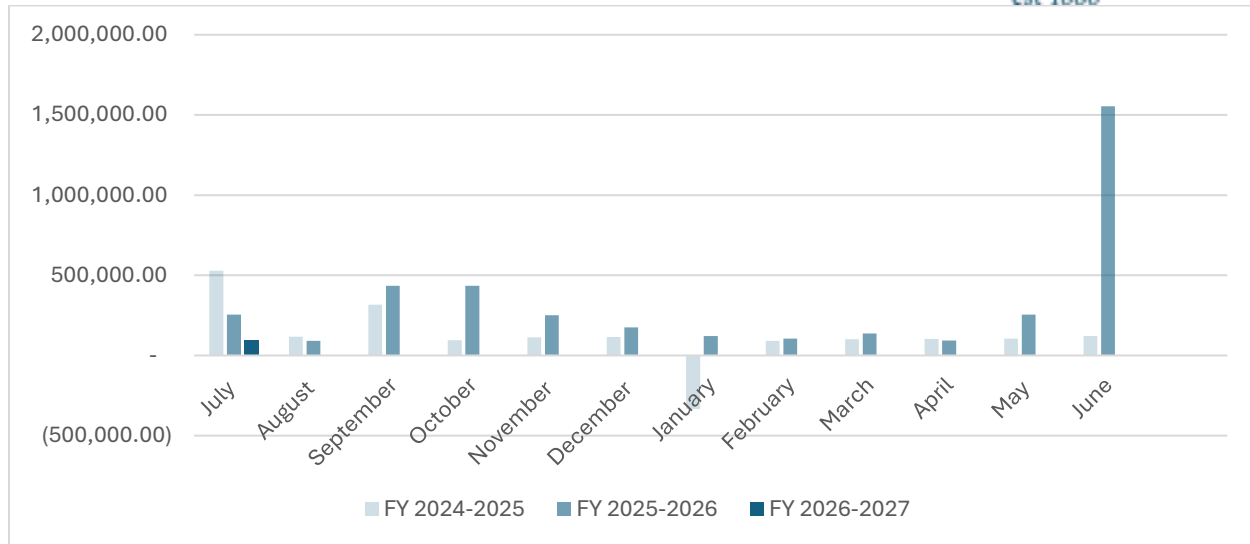
SEWER FUND – Revenue Overview



FY 2025-2026	Revenue	FY 2026- 2027	Revenue
July 2025	\$153,605.50	July 2026	\$183,291.40
August 2025	\$691,559.72	August 2026	
September 2025	\$144,776.27	September 2026	
October 2025	\$555,271.17	October 2026	
November 2025	\$148,239.43	November 2026	
December 2025	\$142,555.65	December 2026	
January 2026	\$571,208.78	January 2027	
February 2026	\$146,355.04	February 2027	
March 2026	\$137,197.28	March 2027	
April 2026	\$148,593.57	April 2027	
May 2026	\$147,007.71	May 2027	
June 2026	\$1,532,080.40	June 2027	
Year to Date	\$0.00	Year to Date	\$0.00
Other Financing Sources		Other Financing Sources	
YTD Revenue	\$4,517,450.52	YTD Revenue	\$183,291.40
% of Budget	69%	% of Budget	9%
BUDGET	\$6,505,751.00	BUDGET	\$2,002,068.00
Budgeted Other Financing Sources	\$0.00	Budgeted Other Financing Sources	\$0.00
Total Budget FYE 26	\$6,505,751.00	Total Budget FYE 27	\$2,002,068.00

Preliminary Monthly Financial Update–July 2026

SEWER FUND – Expenditure Overview



FY 2025-2026	Expenditures	FY 2026- 2027	Expenditures
July 2025	\$255,238.83	July 2026	\$94,592.93
August 2025	\$92,151.86	August 2026	
September 2025	\$434,087.98	September 2026	
October 2025	\$433,852.34	October 2026	
November 2025	\$250,682.56	November 2026	
December 2025	\$175,955.05	December 2026	
January 2026	\$121,121.66	January 2027	
February 2026	\$105,251.78	February 2027	
March 2026	\$136,567.72	March 2027	
April 2026	\$94,269.09	April 2027	
May 2026	\$255,041.85	May 2027	
June 2026	\$1,554,048.19	June 2027	
Year to Date	\$151,632.34	Year to Date	\$0.00
Other Financing Uses		Other Financing Uses	
Year to Date	\$4,059,901.25	Year to Date	\$94,592.93
% of Budget	62%	% of Budget	5%
BUDGET	\$6,360,599.00	BUDGET	\$1,925,501.00
Budgeted Other Financing Uses	\$145,152.00	Budgeted Other Financing Uses	\$76,567.00
Budget FYE 26	\$6,505,751.00	Budget FYE 27	\$2,002,068.00

Preliminary Monthly Financial Update—July 2026



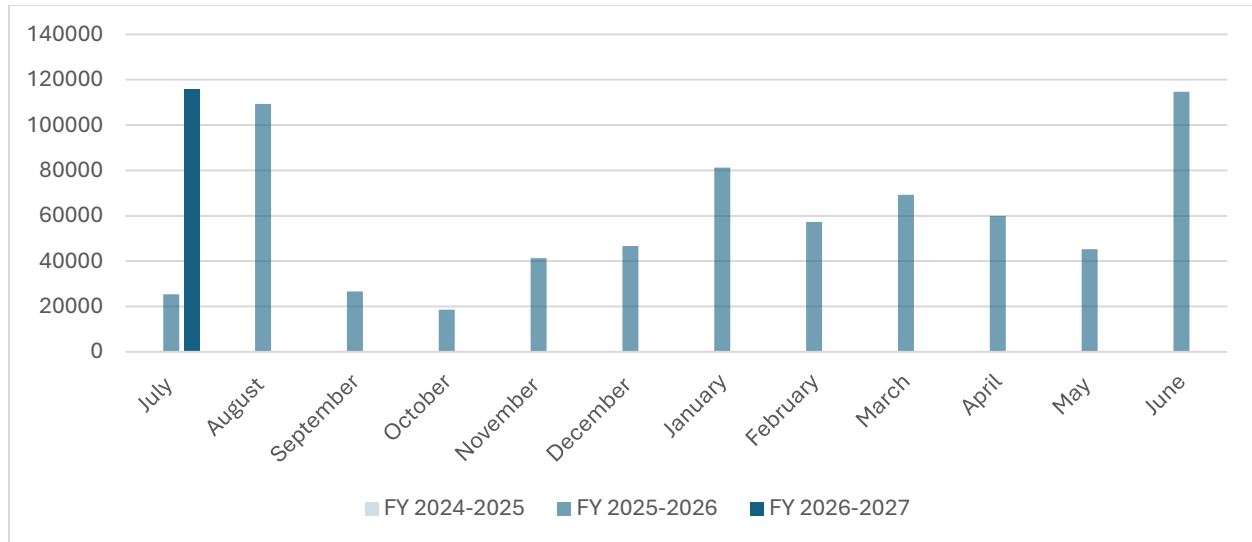
SEWER FUND – Debt Overview

Debt	Maturity Date	Original Amount	Remaining Balance (Principal)	Payments Already Made FYE 2027	Amount Still Due in FYE 2027
2012 Sewer Bond	5/01/2029	\$3,706,981.57	\$808,418.43	\$0.00 Principal & Interest	\$283,895.11
2014 Sewer Bond	5/01/2029	\$1,118,000.00	\$288,000.00	\$0.00 Principal & Interest	\$101,870.40
2021 IPRB	6/30/2041	\$712,500.00	\$520,400.00	\$0.00 Principal & Interest	\$43,120.10
2024 SRF Loan	2/1/2046	\$1,337,883.00	\$1,337,883.00	\$0.00 Principal & Interest	\$82,095.28

Sewer Fund - Cash on hand as of 8/24/26: \$751,565.49

Preliminary Monthly Financial Update–July 2026

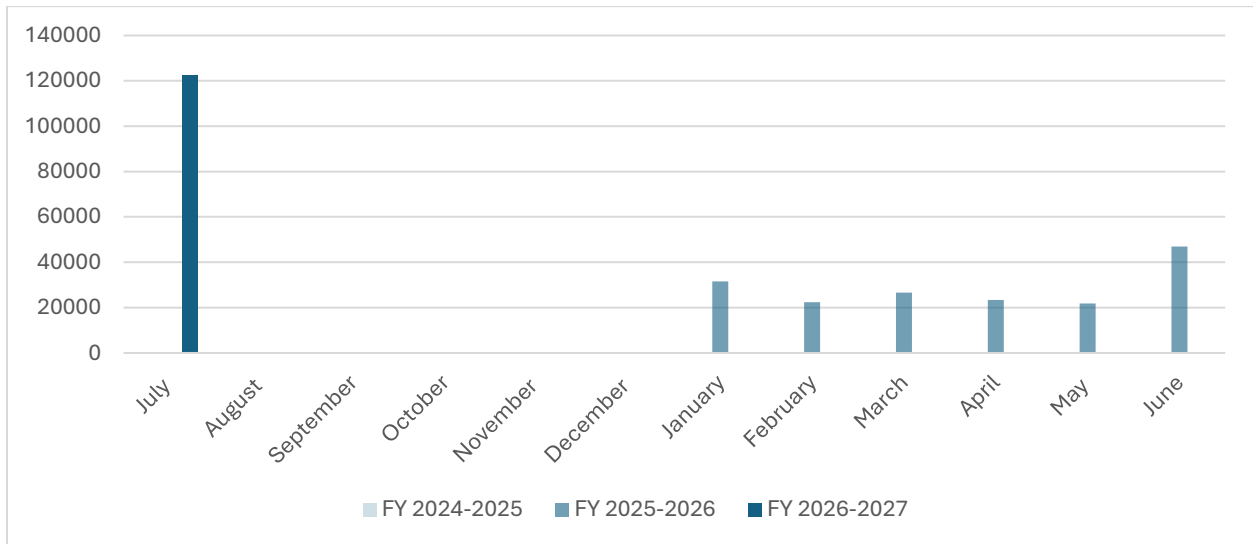
Impact Fees – Parks & Recreation – Revenue Overview



FY 2025-2026	Revenues	FY 2026- 2027	Revenues
July 2025	\$25,327.00	July 2026	\$115,971.00
August 2025	\$109,306.00	August 2026	
September 2025	\$26,660.00	September 2026	
October 2025	\$18,662.00	October 2026	
November 2025	\$41,323.00	November 2026	
December 2025	\$46,655.00	December 2026	
January 2026	\$81,313.00	January 2027	
February 2026	\$57,319.00	February 2027	
March 2026	\$69,316.00	March 2027	
April 2026	\$59,985.00	April 2027	
May 2026	\$45,322.00	May 2027	
June 2026	\$114,638.00	June 2027	
Year to Date	\$695,826.00	Year to Date	\$115,971.00

Preliminary Monthly Financial Update–July 2026

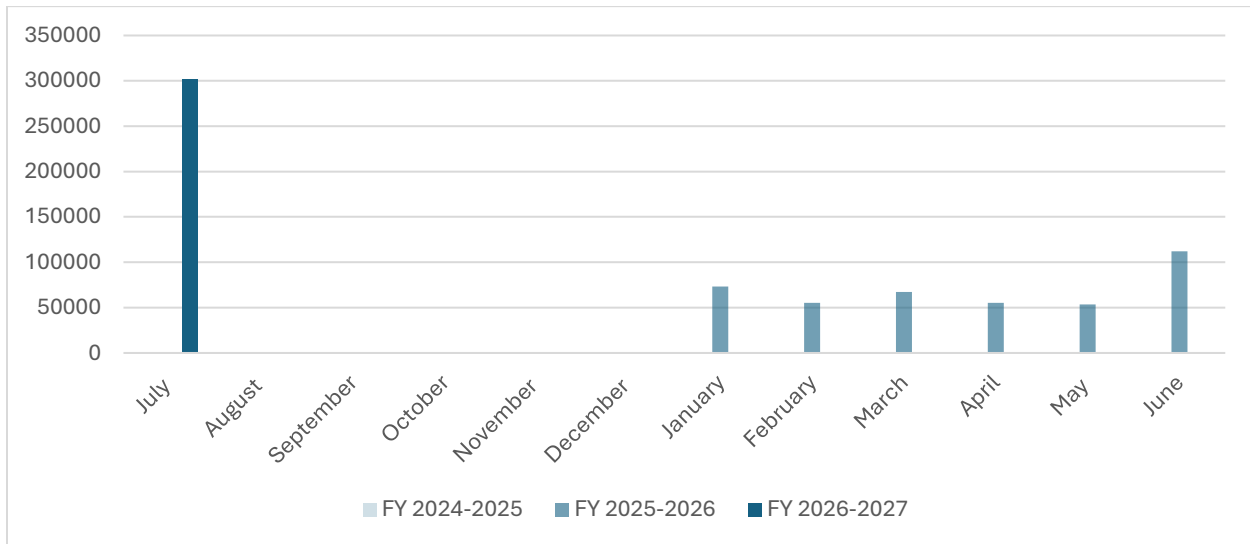
Impact Fees – Police Department – Revenue Overview



FY 2025-2026	Revenue	FY 2026- 2027	Revenues
July 2025	\$0.00	July 2026	\$122,186.00
August 2025	\$0.00	August 2026	
September 2025	\$0.00	September 2026	
October 2025	\$0.00	October 2026	
November 2025	\$0.00	November 2026	
December 2025	\$0.00	December 2026	
January 2026	\$31,501.00	January 2027	
February 2026	\$22,403.00	February 2027	
March 2026	\$26,571.00	March 2027	
April 2026	\$23,445.00	April 2027	
May 2026	\$21,789.39	May 2027	
June 2026	\$46,918.32	June 2027	
Year to Date	\$172,627.71	Year to Date	\$122,186.00

Preliminary Monthly Financial Update–July 2026

Impact Fees – Fire Department – Revenue Overview



FY 2025-2026	Revenues	FY 2026- 2027	Revenues
July 2025	\$0.00	July 2026	\$300,975.00
August 2025	\$0.00	August 2026	
September 2025	\$0.00	September 2026	
October 2025	\$0.00	October 2026	
November 2025	\$0.00	November 2026	
December 2025	\$0.00	December 2026	
January 2026	\$73,131.00	January 2027	
February 2026	\$55,169.00	February 2027	
March 2026	\$67,237.00	March 2027	
April 2026	\$55,169.00	April 2027	
May 2026	\$53,668.84	May 2027	
June 2026	\$112,005.78	June 2027	
Year to Date	\$416,378.62	Year to Date	\$300,975.00

Preliminary Budget Update—July 2026

(Ideal Percentage Remaining 92%)



Department	Budgeted Expenditures	YTD Expenditures	Encumbrance	Remaining Balance	Percent Remaining
City	\$3,062,748.00	\$157,818.73	\$0.00	\$2,904,929.27	95%
Administration	\$324,947.00	\$22,481.06	\$0.00	\$302,465.94	93%
Court	\$461,634.00	\$30,603.55	\$0.00	\$431,030.45	93%
Mayor/Council	\$182,979.00	\$15,542.11	\$0.00	\$167,436.89	92%
Community Relations	\$820,507.00	\$35,221.50	\$0.00	\$785,285.50	96%
Finance	\$403,324.00	\$27,612.34	\$0.00	\$375,711.66	93%
Human Resources	\$291,800.00	\$18,004.45	\$0.00	\$273,795.55	94%
Police Dept.	\$6,122,324.00	\$462,826.35	\$11,519.30	\$5,647,978.35	92%
Fire Dept.	\$4,199,508.00	\$328,477.83	\$9,792.94	\$3,861,237.23	92%
Public Works	\$338,268.00	\$43,547.57	\$1,754.99	\$292,965.44	87%
Planning & Development	\$771,004.00	\$36,343.52	\$2,999.99	\$731,661.48	95%
Streets & Grounds	\$1,087,325.00	\$57,574.77	\$0.00	\$1,029,750.23	95%
Recreation	\$1,553,810.00	\$90,409.84	\$12,220.47	\$1,451,179.69	93%
Facility Maintenance	\$238,553.00	\$18,182.84	\$0.00	\$220,370.16	92%
Hospitality	\$1,012,500.00	\$11,837.92	\$0.00	\$1,000,662.08	99%
Solid Waste	\$1,457,790.00	\$123,686.51	\$0.00	\$1,334,103.49	92%
Natural Gas	\$15,379,442.00	\$641,413.33	\$33,799.20	\$14,704,229.47	96%
Sewer	\$2,002,068.00	\$93,892.42	\$0.00	\$1,908,175.58	95%



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

1. Call to Order

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

The following members of City Council were in attendance: GP McLeer, Jay Thomason, Mack Blackstone, Jason Sanders, John Don, and AJ Dearybury

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
Amanda White presented the Safe Designation to the Fire Department.

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.

Alan Burton, resident of 27 Belgium Blue Way spoke in opposition to flock cameras.

Terry Derro, 132 Yearling Drive, spoke in opposition to flock cameras
Richard Matthews, 400 N. Main business owner, Cafe permit concerns

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.**

Motion by Councilman Thomason, seconded by Mayor Pro Tem Don to approve the Consent Agenda.

The motion carried unanimously 6/0.

- 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

Mr. Bell covered the following items: Campbell Paving on South Main Street from August 24 through 26 to include pavement, parking, and landscaping. The Jones Street parking lot storm water separator arrived and construction started back today, completion by the first week of September. PD Terry City Park bid documents are being prepared for solicitation. Fountain Inn High Fury pep rally will take place tomorrow and final Sounds of Summer. Natural Gas north end high pressure steel project over 15,000 feet: Brison Drive was completed before school started, and the Fabrication Regulator Station is underway. Police Department was honored by [safewise.com](https://www.safewise.com) for the City of Fountain Inn as the 5th safest City in South Carolina for 2026, improvement from #15 in 2025. Recreation fall sports season with 600 youth participants. Miracle League will start on September 14 for Miracle Mondays and the End of Summer Tea for 55+ on August 27 at 11:30 a.m. Younts Center Best of the Upstate Community Choice Awards for 2026 and they will perform Newsies September 11-16. The Chamber will have the 43rd Fall Aunt Het Festival on October 3.

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.**

Discussion held.

Motion by Councilman Sanders, seconded by Councilman Blackstone

to approve 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..

The motion carried unanimously 6/0.

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).**

Motion by Councilmember Dearybury, seconded by Councilman Sanders to approve 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)..

The motion carried unanimously 6/0.

- 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).**

Motion by Mayor McLeer, seconded by Councilman Thomason to approve 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).

The motion carried unanimously 6/0.

- c. First reading of Ordinance TX-2026-01, to amend the City of Fountain Inn Unified Development Ordinance.**

Motion by Mayor McLeer, seconded by Councilman Thomason to approve First reading of Ordinance TX-2026-01, to amend the City of Fountain Inn Unified Development Ordinance.

The motion carried unanimously 6/0.

- 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.

Motion by Councilman Thomason, seconded by Councilmember Dearybury to approve 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.

The motion carried unanimously 6/0.

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 Councilman Sanders, seconded by Mayor Pro Tem Don to adjourn.

The motion carried unanimously 6/0.

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

BOARDS & COMMISSIONS APPLICATION

APPLICANT INFORMATION

Name: Brooks Derrick

Home Address: 130 Gulliver Street, Fountain Inn, SC 29644

Mailing Address (if different): _____

Phone: 843-670-7400

Email: brooks@derricklawoffice.com

City Ward: 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ 6 ☐

Occupation: Lawyer

ADDITIONAL INFORMATION

1. How did you hear of the City Boards & Commissions? Matthew Waschkowski

2. Which are you applying for? ☒ Planning Commission ☐ Board of Zoning Appeals

3. Background information you consider important to this application (e.g. education, family, civic interest/organizations, etc.):

I grew up here and graduated from Mauldin High. I've practiced law in the Golden Strip for over ten years and run my own firm in Simpsonville. My wife and I are raising our four children in Fountain Inn. I chair the Board at the Center for Community Services and serve on the Boards of the Prisma YMCA and Brashier Middle College. Most of my work is listening to people, sorting facts from assumptions, and finding a path forward.

4. Reasons for wanting to serve on a City Board/Commission:

I love this town. It's where we chose to raise our four children, and it's growing fast. The decisions being made now about density, roads, and what goes where will shape how Fountain Inn feels in twenty years. I'd rather help think that through than complain about it later. I don't have an agenda for or against development, and I have the time to read the packets and show up prepared.

5. List any governmental Boards/Commissions on which you are currently serving or have served on in the past:

I am willing to devote the time necessary to carry out the responsibilities and requirements of serving on a City of Fountain Inn Board/Commission.

Applicant signature: Brooks Derrick Date: 8/7/26

Return Application to City Hall (200 N. Main St.) or via email at planning.development@fountaininn.org

CITY ADMINISTRATOR REPORT



Agenda Date: September 10, 2026

To: Mayor and City Council

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

Administration

- Main Street Streetscape
 - Milling and resurfacing have been completed
 - Remaining work includes permanent pavement markings and completion of the landscaping
- Wall/Jones Street Parking Lot
 - Paving and striping are complete
 - Remaining work includes temporary storage areas, additional golf cart parking, and landscaping
- PD Terry City Park Improvements
 - Consultant is finishing the construction drawings and bid documents for a bid advertisement in September/October
- Sewer Rehabilitation
 - As part of the Citywide sewer rehabilitation project, Main Street from Fairview Street to Jones Street will be resurfaced during the week of September 14-18

Community Relations

- Upcoming Events
 - [Civics Academy](#) from 5:00 - 8:00 p.m. on 9/22, 9/24, and 9/29
 - Fall Farmers Market & [FAVOR Upstate](#) Walk on 9/26 from 8:00 a.m. - noon
 - [Pynkalicious](#) (Chapman Foundation's annual breast cancer awareness festival) on 10/10 from 9:00 a.m. - 2:00 p.m.
 - [Jeepers Creepers](#) on 10/24 from 6:00 - 9:00 p.m.
- Event Recap:
 - 9,000+ attendees for the [Sounds of Summer](#) season
 - 5,000 [Farmers Market](#) attendees for the season
 - 23,000 visitors spent their Saturday morning in downtown Fountain Inn
- Main Street
 - [Main Street South Carolina](#) (MSSC) Managers' Third Quarter Training on 9/16
 - [Ten at the Top](#) and MSSC's [Upstate Downtown Academy](#) on 10/13 from 5:00 - 8:00 p.m.

Fire

- August 2026
 - 212 calls for service
 - 117 medical incidents (55%)
 - 51 overlapping incidents (24%)
 - 26 inspections completed
 - 335 Y-T-D
- Station #3
 - Project cost review meeting is scheduled for 9/11

Judicial

- August 2026
 - 275 total cases
 - 58 criminal and 217 traffic
 - 206 pending cases
 - 17 disposed cases
- 52 jury trial cases scheduled for October 2026

Human Resources

- Recruitments
 - Judicial
 - Part-Time/Weekend Judge - One vacancy
 - Natural Gas
 - Gas Technician I-IV - Three vacancies
 - Police
 - Certified Uniform Patrol Officer - Two vacancies
 - Corporal - One vacancy
 - Sergeant - Three vacancies
 - Police/Fire Dispatcher - One vacancy
 - Public Works
 - Sewer/Stormwater Technician I-III - One vacancy
 - Sanitation CDL Driver - Two vacancies
 - Recreation
 - Part-Time Recreation Support Staff - Two vacancies
- Update to Classification & Compensation Study
 - Opened bids on 8/27 from 14 firms
 - Awarding the project to Management Advisory Group International, Inc. ([MAG](#))

Natural Gas

- Gas Supply
 - Deliveries for August 2026
 - Gas volume of 34,815 Dekatherms
 - Gas consumption was 2.7% lower than August 2025 and 11.5% lower than the August three-year average
- Gas Prices/Rates
 - The price of natural gas for September 2026 settled at \$2.907 per Dekatherm, representing a \$0.182 increase from August's price
- Operations
 - August 2026 Key Indicators
 - 15,442 feet of new main lines installed
 - 44,334 feet installed Y-T-D
 - 3,651 feet of new service lines installed (79)
 - 33,006 installed Y-T-D (760)
 - 1,316 locate ticket requests
 - 10,874 requests Y-T-D
 - 13,781 active customers
- North End High Pressure Steel Project
 - Approximately 9,100 feet of 6-inch steel main has been installed (out of 15,300 feet)

Planning & Development

- August 2026 Building & Codes
 - Inspections & Permits
 - 49 permits issued with a total valuation of \$13,696,357
 - 686 inspections
 - 35 residential plan reviews and six commercial plan reviews
 - 43 certificates of occupancy issued
 - Code Compliance Complaints
 - 4 vehicles/other
 - 13 property maintenance
- Impact Fees collected in July 2026
 - Parks & Recreation: \$115,971
 - Cumulative Total: \$811,797
 - Police: \$122,186
 - Cumulative Total: \$284,814
 - Fire: \$300,975
 - Cumulative Total: \$717,354

Police

- 4th Annual [Domestic Violence Awareness Walk](#) on 10/3 at 8:00 a.m.
- Key Indicators for August 2026
 - 2,138 calls for service
 - 484 inbound 911 calls
 - 234 citations issued
 - 331 warnings issued
 - 43 collisions - down 39% from July 2025
 - Y-T-D, collisions are down 26% from 2025
 - Animal Control
 - 20 calls for service
 - 0 incident reports
 - 12 intakes
 - 6 transferred to Greenville County Animal Control
 - 5 returned to owner
 - 0 quarantined
 - 90% kennel usage

Public Works

- Sanitation
 - 525 tons of waste collected and hauled away
 - 34 trash cans and 16 recycling carts delivered
- Streets and Grounds
 - 461 bags of litter picked up
 - 8 tons of hot mix asphalt used to patch roadways
- Sewer/Stormwater
 - 262 locates (2,226 Y-T-D)
 - 3,274 feet of CCTV
 - 6,088 feet cleaned
 - 21 manholes smoke tested

Recreation

- Tackle Football
 - Each of the City's five teams has recorded at least one win
- Flag Football, Baseball, and Softball
 - Games began on 9/8 at ESSC
- Volleyball
 - Practices are underway, with games beginning 9/14 at the Activities Center
- Miracle League

- Fall Season will begin on 9/21 and will run for six consecutive Mondays
- 55+ Program
 - College Football Bingo on 9/15 at 11:00 a.m. featuring a Taco Bar sponsored by Adam Haymond with REMAX
 - 55+ Night Out on 9/29 at Saluda River Grill at 4:30 p.m.

Younts Center for Performing Arts

- [Newsies](#) from 9/11 - 9/16
- [Cinderella: Youth Edition](#) from 10/9 - 10/24
- [Back N Black](#): The Ultimate AC/DC Experience on 10/30 at 7:30 p.m.

Fountain Inn Museum

- *Heritage from the Table*, a community cookbook, is available for purchase for \$28
- 13th Annual [Low Country Boil](#) on 10/15 from 5:30 - 9:30 p.m.

Fountain Inn Chamber of Commerce

- Ribbon Cutting & Grand Opening for [Evelina Smiles](#) (304 Milacron Drive) on 9/17 from 11:45 a.m. - 12:15 p.m.
- Ribbon Cutting & Grand Opening for [Marla Rogers State Farm](#) (107 South Main Street) on 10/2 at noon
- 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

September 10, 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: September 10, 2026

Ordinance/Resolution Caption: Ordinance 2026-08

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

Changes Since First Reading:

Based on staff feedback, the provision prohibiting restrictions on pedestrian passageways narrower than six feet has been replaced with the minimum width required by the Americans with Disabilities Act (ADA). Instead of taking effect immediately upon second reading, the ordinance would take effect January 1, 2027. There will be no charge for all café permits for the current fiscal year.

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

TITLE: 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.

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 to improve and protect 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 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 to display merchandise, products, or business-related items associated with the adjacent business. A merchandise display unit does not include a freestanding sign, outdoor storage, a box, a bulk merchandise container, a rolling cart, or a 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 the area of the public right-of-way between the curblines or the lateral lines of a roadway and the adjacent property lines that is reserved for pedestrian traffic but does not include 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. For Fiscal Year 2026-2027, the fee for all Café Permits shall be \$0.
- (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 the minimum width required by the Americans with Disabilities Act (ADA), as measured at all points along the sidewalk and extending up to fifteen (15) feet above the sidewalk, or obstruct ingress to or egress 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) 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.
 - (14) 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.
 - (15) 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 City Administrator that the minimum pedestrian access route under the Americans with Disabilities Act 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 recurring.
 - (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 therefor. 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 access route meeting the minimum width required by the Americans with Disabilities Act 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 to 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 effect 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 on January 1, 2027.

[ONE SIGNATURE PAGE FOLLOWS]

Enacted: September 10, 2026

CITY OF FOUNTAIN INN, SOUTH CAROLINA

[CITY SEAL]

George Patrick McLeer, Jr., Mayor

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
Kozlarek Root 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 to~~improve and protect 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 to display merchandise, products, or business-related items associated with the adjacent business. A merchandise display unit does not include a freestanding sign, outdoor storage, a box, a bulk merchandise container, a rolling cart, or a 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~~the area of the public right-of-way between the curblines or the lateral lines of a roadway and the adjacent property lines ~~and which~~that is reserved for pedestrian traffic; but does not ~~including~~include 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.-

(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 a~~provide minimum coverage of \$~~250~~1,000-~~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.-

- (d) Café Permit fees will be established by ordinance by City Council and included in the annual fee schedule. For Fiscal Year 2026-2027, the fee for all Café Permits shall be \$0.
- (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 (the minimum width required by the Americans with Disabilities Act (ADA), as measured at all points from along the sidewalk and extending up to fifteen (15) feet above the sidewalk),~~₂ or ~~block~~obstruct ingress to 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.
- (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.~~₂

- ~~(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) (13)~~ — Serve an alcoholic beverage without also serving food. An alcoholic beverage served to any customer pursuant to a permit issued under this ~~article~~Article must be accompanied by an order for the service of food.-
- ~~(14) (b)~~ The 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 permit boundary.
- ~~(15)~~ 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)~~ (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~~City Administrator that the minimum ~~minimum six foot~~ pedestrian ~~path~~access route under the Americans with Disabilities Act 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~~recurring.

(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), 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. 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 access route meeting the minimum width required by the Americans with Disabilities Act shall have the discretion 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 designate the duties 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 to 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.

 FOUNTAIN INN est 1886	REQUEST FOR COUNCIL ACTION City of Fountain Inn, South Carolina To: Mayor and Members of City Council From: Shawn M. Bell, City Administrator	September 10, 2026 Regular City Council Meeting
☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading		
Agenda Date Requested: September 10, 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. Second Reading: City Council approved first reading on August 13, 2026. No changes have been made to the annexation or zoning request since first reading. Staff supports approval on second reading. 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: If approved on second reading, 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.
King Kozlarek Law LLC

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





AGENDA ITEM

September 10, 2026

To: City Council
From: Planning & Development Director, Jason Knudsen
Subject: AXZ-2026-04, Proposed Annexation/Rezoning of 107 Milacron Drive
Meeting Date: September 10, 2026
Type of Agenda Item: Annexation/Rezoning, Second Reading
Attachments: Zoning Map
Aerial Map
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.

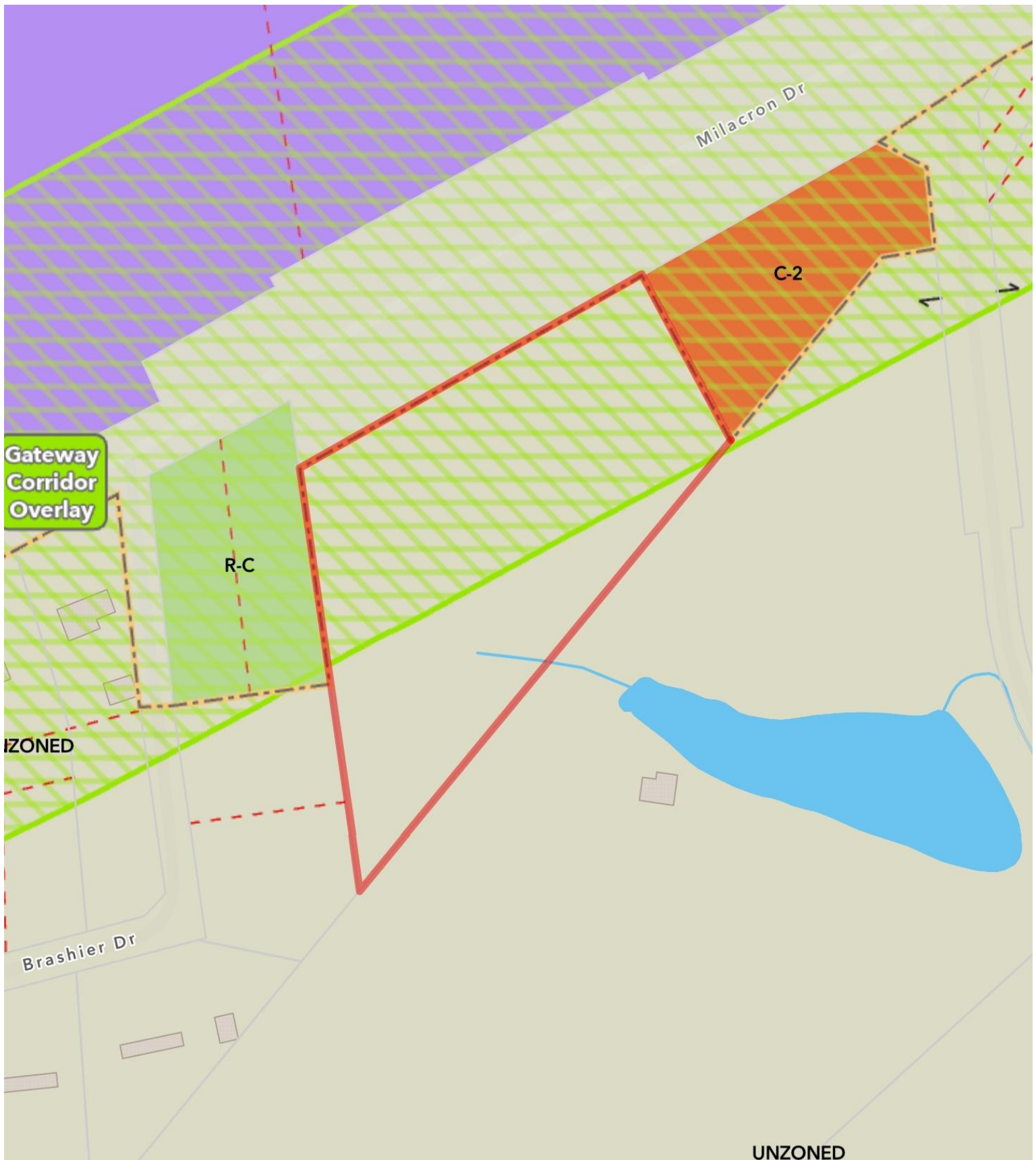
CITY COUNCIL REVIEW

City Council approved first reading of the annexation and zoning ordinance on August 13, 2026. No changes have been made to the request or supporting materials since first reading.

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





REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina

September 10, 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: September 10, 2026

Ordinance/Resolution Caption:

An Ordinance to Amend the Official Zoning Map for 604 North Woods Drive by Retaining C-2 Zoning on the Front 125 Feet and Rezoning the Rear Portion to S-1.

Summary Background:

PZ-2026-02 has been revised to establish split zoning on the approximately 12.10-acre property at 604 North Woods Drive, TMS# 0336000100104. The entire property is currently zoned C-2, Commercial District. Under the revised request, the portion extending 125 feet inward from the North Woods Drive front property line would remain C-2, and the rear portion would be rezoned 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 on the rear portion; it would not be limited to the proposed self-storage use.

No persons spoke during the July 16, 2026 public hearing. The Planning Commission considered the original request to rezone the entire property to S-1. A motion not to recommend approval resulted in a 3-3 tie, so the Commission forwarded no recommendation. The revised split-zoning proposal was submitted after the Commission's review. Planning & Development Staff recognizes that retaining the C-2 frontage reduces the scope of the original request but continues to recommend denial because the proposed S-1 area does not implement the Commercial Mixed-Use future land use designation.

Impact If Denied:

The entire 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 front 125 feet of the property along North Woods Drive would remain zoned C-2, and the rear portion would be rezoned to S-1. The rear portion would allow the full range of uses permitted in S-1. 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 FOR 604
NORTH WOODS DRIVE BY RETAINING C-2 ZONING ON THE
FRONT 125 FEET AND REZONING THE REAR PORTION TO S-1.**

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. The approximately 12.10-acre property at 604 North Woods Drive, Greenville County Tax Map No. 0336000100104, is divided into the C-2 and S-1 zoning areas described in Exhibit A and shown on the split-zoning plat attached as Exhibit B, both incorporated herein by reference.

SECTION 2. The portion extending 125 feet inward from the North Woods Drive front property line, as described in Exhibit A and shown on Exhibit B, shall remain zoned C-2, Commercial District. The rear portion described in Exhibit A and shown on Exhibit B 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 _____, 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.
King Kozlarek Law LLC

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

EXHIBIT A

METES AND BOUNDS LEGAL DESCRIPTIONS

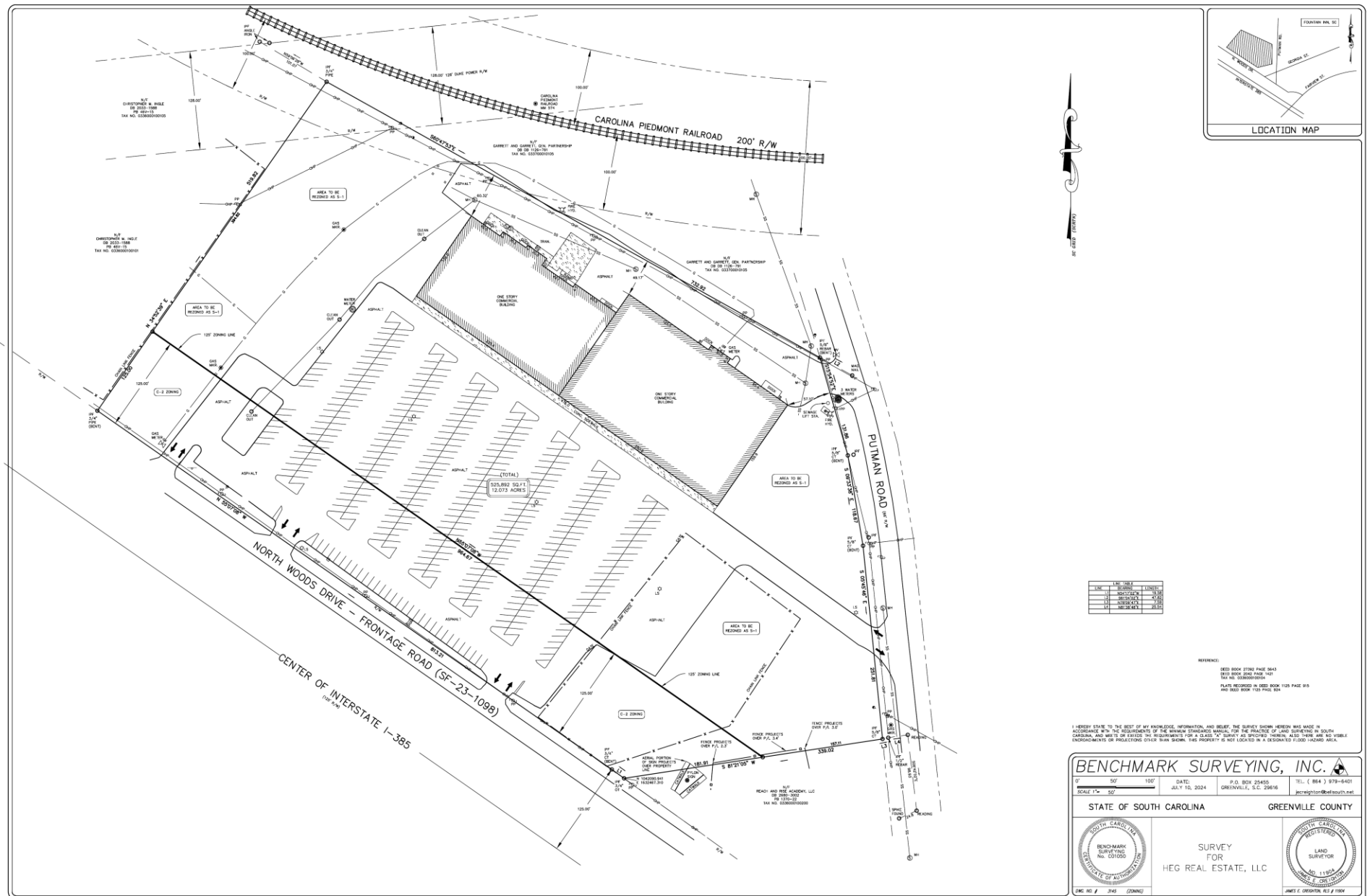
C-2 Zoning Area

Beginning at an iron pin on the northern right of way of Interstate 385 and North Woods Drive and being 319' +/- east of Georgia Road. Thence, with the right of way of Interstate 385 and North Woods Drive, N 55-07-08 W for 813.21 feet to an iron pin. Thence, leaving said right of way with the line of Christopher Ingle, N 34-52-39 E for 125.00 feet to a point. Thence, leaving the Ingle line, through the HEG Real Estate, LLC property, along a new zoning line, S 55-07-08 E for 964.67 feet to a point on the line of Reach and Rise Academy, LLC. Thence, with said property line, S81-21-05 W for 181.91 feet to an iron pin, the point and place of beginning.

S-1 Zoning Area

Commencing at an iron pin on the northern right of way of Interstate 385 and North Woods Drive and being 319' +/- east of Georgia Road. Thence, leaving said right of way with the line of Reach and Rise Academy, LLC, N 81-21-05 W for 181.91 feet to a point. The point of beginning of the new C-2 and S-1 Zoning line. Thence, along a new zoning line, N 55-07-08 W for 964.67 feet to a point on the line of Christopher Ingle. Thence, with the Ingle line, N 34-52-36 E for 394.82 feet to an iron pin. Thence, with the line of Garrett and Garrett, Gen Partnership, S 60-47-53 E for 732.92 feet to an iron pin on the right of way of Putman Road. Thence, with the right of way of Putman Road the following three courses and distances, S 15-54-52 E for 131.86 feet to an iron pin. Thence, S 09-33-38 E for 118.67 feet to an iron pin. Thence, S 5-45-46 E for 251.81 feet to an iron pin. Thence, leaving the right of way of Putman Road with the line on Reach and Rise Academy, LLC, S 81-21-05 W for 157.11 feet to a point, the point and place of beginning.

EXHIBIT B - SPLIT-ZONING PLAT





AGENDA ITEM

September 10, 2026

To: City Council
From: Planning and Development Director, Jason Knudsen
Subject: PZ-2026-02, 604 North Woods Drive
Meeting Date: September 10, 2026
Type of Agenda Item: Rezoning, Second 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: C-2 (front 125 feet); S-1 (rear portion)
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 revised request to establish split zoning on a +/-12.10-acre parcel located at 604 North Woods Drive, Greenville County TMS #0336000100104. The entire parcel is currently zoned C-2, Commercial District. Under the revised request, the portion extending 125 feet inward from the front property line along North Woods Drive would remain C-2, and the rear portion would be rezoned to S-1, Services District. The two zoning areas are described in the metes-and-bounds legal descriptions and survey within the attached proposed 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 split zoning rather than S-1 zoning for the entire property. The front portion of the parcel, measured 125 feet inward from the North Woods Drive front property line, would remain C-2. The rear portion would be rezoned to S-1. 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 S-1 portion of 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 C-2 bulk requirements would continue to apply to the retained C-2 frontage area, and the S-1 bulk requirements would apply to the rear S-1 area. Compared with C-2, the S-1 minimum front setback is forty (40) feet rather than twenty-five (25) feet; the minimum side setback is twenty-five (25) feet rather than zero (0) feet; and the minimum rear setback is twenty-five (25) feet rather than twenty (20) feet. Any future site plan, subdivision, or change of use must comply with the standards applicable to the portion of the property on which it is located.

Approval would establish two zoning districts on the parcel. It would not limit the rear portion to self-storage; any use permitted in S-1 could be considered there, subject to the Unified Development Ordinance. Uses within the retained frontage area would remain limited to those permitted in C-2.

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.

The revised proposal retains C-2 zoning for the first 125 feet of the property along North Woods Drive, preserving a commercially zoned frontage area within the Commercial Mixed-Use designation. The rear portion would be zoned S-1 and would allow the full range of service, storage, and light-industrial-type uses permitted by that district.

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 original request to rezone the entire 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 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, and the tie vote resulted in no recommendation from the Planning Commission. The revised split-zoning proposal was submitted after the Planning Commission's review and was not the proposal considered in that vote.

STAFF COMMENTS

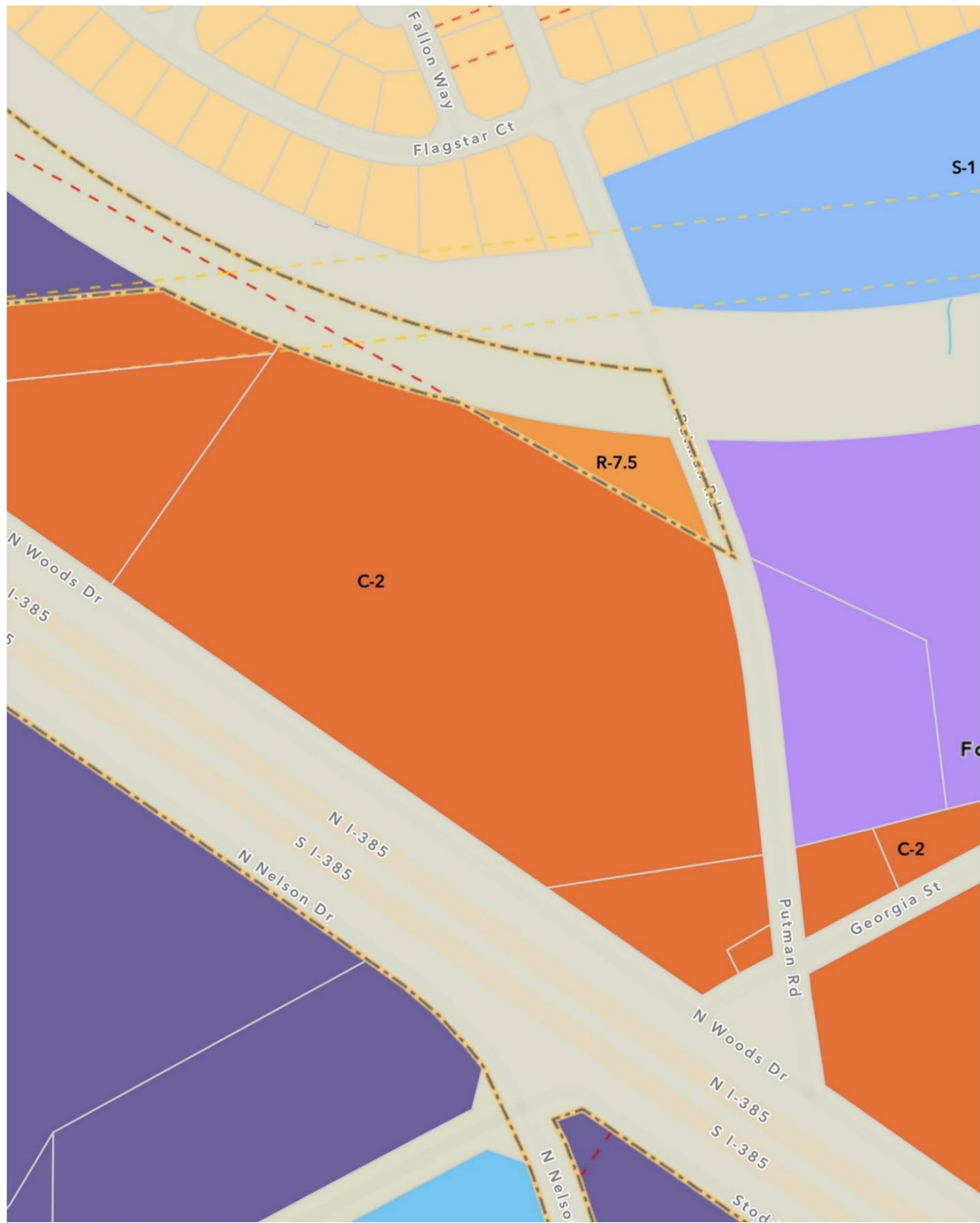
The revised request narrows the proposed S-1 area. The first 125 feet of the property along North Woods Drive would remain C-2, while the rear portion would be rezoned to S-1. The application materials indicate that the applicant proposes a self-storage facility within the currently vacant portion of the existing building while retaining Garrett's Golf Carts.

Retaining C-2 zoning along North Woods Drive partially addresses Planning & Development's concern about the loss of active commercial zoning along the corridor. The revised zoning line and the two zoning areas are defined by the submitted survey plat and metes-and-bounds descriptions.

City Council is considering the zoning classifications shown on the revised plat, not a use variance or subdivision approval. Any future subdivision or variance request must be reviewed separately under the applicable procedures. Approval of the split zoning would not be limited to the proposed self-storage use; the rear portion would receive the full range of S-1 zoning entitlements.

The Commercial Mixed-Use future land use designation supports active commercial, service, office, residential, and mixed-use development. Although the revised request preserves a 125-foot C-2 frontage strip, the rear portion would still permit service, storage, and potentially light-industrial-type uses that may not implement the Comprehensive Plan's desired development pattern. Planning & Development recognizes that the split-zoning proposal reduces the scope of the original request, but the Planning & Development Department continues to recommend denial of the requested rezoning.

FOUNTAIN INN ZONING MAP



AERIAL MAP



	REQUEST FOR COUNCIL ACTION City of Fountain Inn, South Carolina To: Mayor and Members of City Council From: Shawn M. Bell, City Administrator	September 10, 2026 Regular City Council Meeting
☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading		
Agenda Date Requested: September 10, 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, Food Trucks and Temporary Sales, subdivision thresholds, landscape buffers, lot access, street design, drive-through stacking, emergency access, signs, and definitions. Table 4.5 also removes Food Trucks and Temporary Sales from the C-1 District and corrects the associated use-condition references. The amendments are not a comprehensive rewrite of the UDO. Changes Since First Reading: Following City Council's approval of first reading on August 13, 2026, staff made four substantive revisions for second reading: (1) Sections 3.2.11 and 3.2.12 now set the numerical thresholds at six or fewer lots for minor subdivision and more than six lots for major subdivision; (2) the Article 10 Temporary Sale definition excludes a permanent business's own promotional, clearance, seasonal, or similar sales of its customary merchandise; (3) Table 7-1 removes separate restaurant drive-through queuing language, and Table 7-4 requires eight stacking spaces per lane measured from the service or pick-up window; and (4) Table 4.5 makes Food Trucks conditional in applicable residential districts and D-MU, while Section 6.12.4 limits residential food-truck operations to Planning Director-approved common areas and prohibits them on individual residential lots, residential driveways, and public or private street rights-of-way. No other substantive changes were made after first reading. 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 on second reading. 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: If approved on second reading, 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.

3.2.11, Minor Subdivision

A. **Applicability.** This section shall apply to all subdivision of land within the corporate limits of the City of Fountain Inn resulting in ~~four~~ six or fewer lots and meeting the following requirements:

1. Does not involve the creation of a new street or road,
2. Does not involve the extension of a public utility,
3. Does not require the extension of municipal facilities,
4. Does not create any public improvements,

Minor Subdivisions are subject to Planning Director approval.

3.2.12, Preliminary Plat – Major Subdivision

A. **Applicability.** This section shall apply to all subdivision of land within the corporate limits of the City of Fountain Inn not classified as a Minor Subdivision and meeting one of the following criteria:

1. Having more than ~~four~~ six lots,
2. Involving the creation of a new street or road,
3. Involving the extension of public facilities,
4. Involving the creation of any public improvements,
5. Adversely affecting the remainder of the parcel or an adjoining property,

Preliminary Plats are subject to approval by the Planning Director and the Greenville County Subdivision Advisory Committee.

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	C	C	C	C	6.12.4

Temporary Sale		C	C	C	C	C	C	C	C	C	C	C	C	6.12.11
Temporary Use of Accessory Structures as Principal Dwelling		C	C	C	C	C	C	C		C	C	C	C	6.12.11 6.12.12

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 ²		
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.

5.7, Commercial and Mixed Use Multifamily Design Standards

5.7.3, Gateway Corridor Overlay (GCO) Standards

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

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

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

Article 6, Conditional Use and Special Exception Use Standards

6.11, Accessory Uses

6.11.1, Accessory Dwelling Unit

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

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

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

6.12, Temporary Uses

6.12.4. Food Truck

S. Within a residential zoning district, a food truck shall be permitted only within a subdivision, apartment, manufactured home park, or other residential development common area approved by the Planning Director. A food truck shall not conduct business on an individual residential lot, within a residential driveway, or within a public or private street right-of-way.

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)

6.12.409, Real Estate Office (Trailer or Modular Unit)

6.12.4410, Temporary Event

6.12.11, Temporary Sale

- T. 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.
- U. 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.
- V. No structure shall be located in a fire lane, travel lane, or vehicular surface aisle.
- W. One A-Frame sign is permitted, to be removed when the business is not operating.
- X. Hours of operation shall be between 9:00 a.m. and the half-hour before sunset.
- Y. Within a residential zoning district, a temporary sale shall be permitted only within a subdivision, apartment, manufactured home park, or other residential development common area approved by the Planning Director. A temporary sale shall not be conducted on an individual residential lot, within a residential driveway, or within a public or private street right-of-way.

Article 7, Parking, Access and Streets

7.2, Parking Requirement

7.2.4 Required Off-Street Parking

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

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

7.2.6, Parking Area Design

D. Parking Space Minimum Dimensions.

Table 7-3: Minimum Parking Space Dimension Requirements

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

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

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

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

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

J. Parking Surface Materials

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

7.2.7, Vehicle Queuing and Staking for Drive Through Facilities

Table 7-4: Stacking Ratios

TYPE OF USE	MINIMUM STACKING SPACES*	MEASURED FROM
Bank (Teller or Drive-through ATM)	4	Teller Window or ATM)
Restaurant with Drive-through	5 plus 4 to pick-up Window 8	Order Box Service or pick-up window
Car Wash, Automatic	5	Bay Entrance
Car Wash, Self-service or Full Service	3	Bay Entrance
Unlisted	Determined by the Planning Director	

*Planning Director may require study or additional stacking spaces based on anticipated usage.

7.4, Streets and Subdivision Design

7.4.3, Street Design Standards

A. Design Standards for Public Roads

13. *Cul-de-sac Streets.*

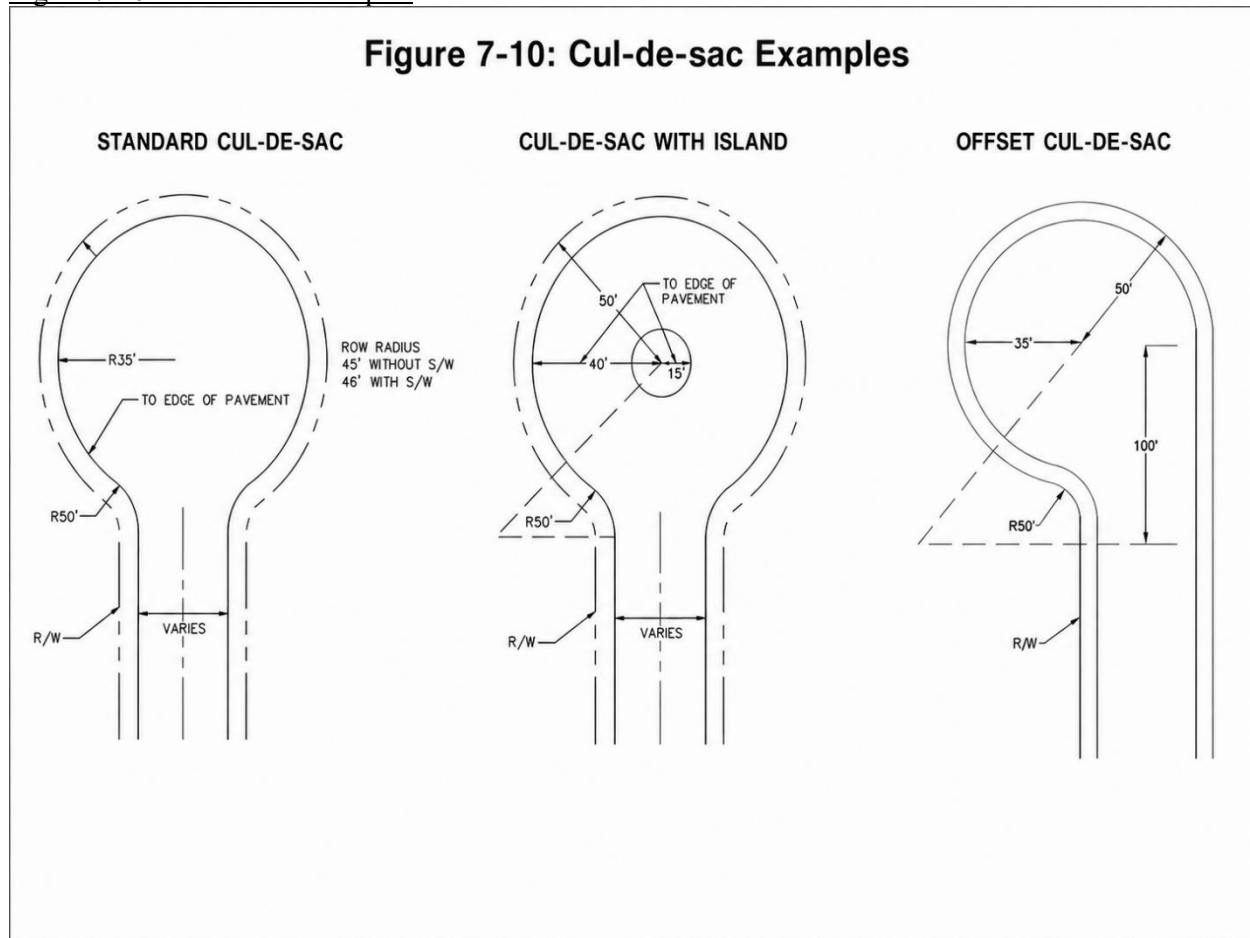
- a. Cul-de-sac streets are defined as those streets designed to be permanently closed. Cul-de-sacs shall have a minimum length of 125 feet and a maximum length of 1,200 feet. ~~A cul-de-sac may be extended beyond the 1,200-foot maximum length, if an interim turn around is provided.~~ A cul-de-sac may be extended beyond the 1,200-foot maximum length only where an interim turnaround is approved in accordance with subsection c. below. No segment of a cul-de-sac street shall exceed 1,200 feet in length between an intersecting street, an approved interim turnaround, or the terminal turnaround.
- b. ~~A cul-de-sac shall be terminated by a circular right-of-way and a circular paved surface for turning. Physical dimensions and options for right-of-way and paved turning surface are shown on the following examples. A~~ cul-de-sac shall terminate in a turnaround configuration shown in Figure 7-10: Cul-de-sac Examples. The Standard Cul-de-sac, Cul-de-sac with Island, and Offset Cul-de-sac shown in Figure 7-10 shall be permitted by right, provided they comply with the applicable dimensions shown in the figure.
- c. Alternative Configurations. Any street or turnaround configuration other than the Standard Cul-de-sac, Cul-de-sac with Island, or Offset Cul-de-sac shown in Figure 7-10 shall require written approval by both the Planning Director and Fire Marshal. Figure 7-11 illustrates alternative turnaround configurations that may be considered for approval. The alternative configurations shown in Figure 7-11 are not intended to be exclusive, and other alternative street or turnaround configurations may be considered in accordance with this subsection.

- d. Approval of an alternative configuration shall be based on a determination that the configuration is necessary to provide an interim turnaround for a dead-end street exceeding 1,200 feet in length or that the by-right cul-de-sac configurations shown in Figure 7-10 are impracticable because of topography, environmental constraints, existing development, property configuration, utility constraints, or other documented site conditions. In all cases, the proposed configuration shall provide safe and adequate vehicular circulation, emergency vehicle access, and maneuverability. Increased lot yield, reduced development cost, or applicant design preference alone shall not constitute grounds for approval.
- e. An applicant requesting an alternative configuration shall submit a plan showing all proposed dimensions and shall provide a turning-movement analysis or other information requested by the Planning Director or Fire Marshal. An approved alternative configuration shall comply with the applicable dimensions shown in Figure 7-11, where applicable, and with all other applicable requirements of this Ordinance and the adopted fire code.

Figure 7-10: Cul-de-sac Examples

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

Figure 7-10: Cul-de-sac Examples



14. Eyebrows Interim Turnarounds.

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

of 25 feet shall be required. A minimum ten-foot right-of-way shall be dedicated beyond the outside edge of pavement.

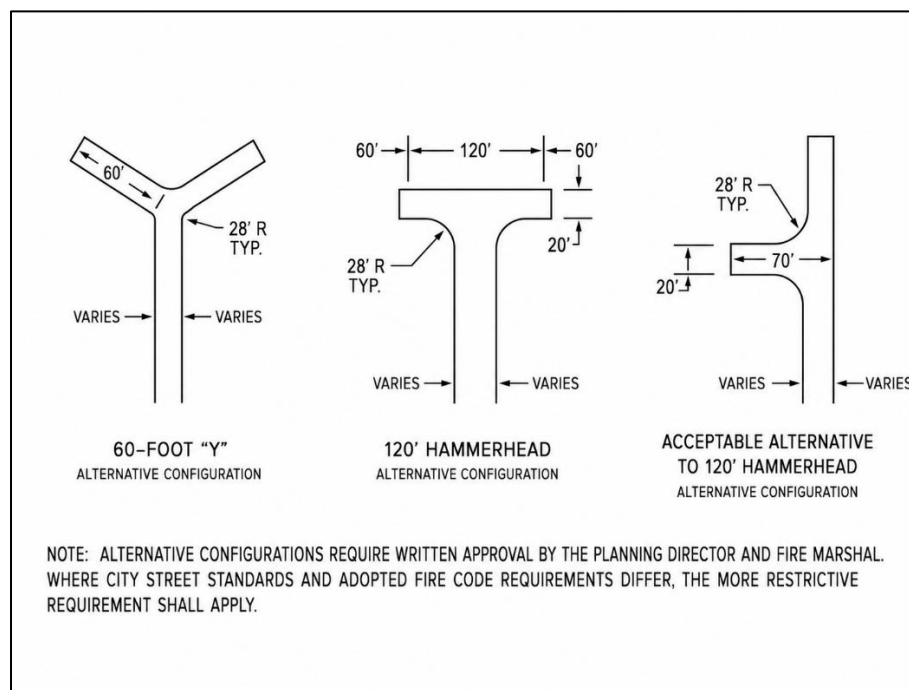
~~Figure 7-10: Typical "T" Turnaround~~

Figure 7-10 is deleted in its entirety

~~Figure 7-11: Turnarounds~~

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

Figure 7-11: Alternative Turnaround Configurations



7.4.6, Private Roads

- D. Recorded Maintenance Responsibility. Prior to final plat approval for any subdivision or development containing a private road, the applicant shall provide documentation acceptable to the Planning Director and City Attorney establishing responsibility for the ownership, maintenance, repair, replacement, drainage, signage, and upkeep of the private road and all incidental structures. Such responsibility shall be shown on the final plat and included in recorded covenants, easements, maintenance agreements, or other documents binding on successors and assigns.

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

7.4.7, Access Easements

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

- H. Where an access easement serves or is proposed to serve three or more lots or parcels, the Planning Director may require compliance with the private road standards of Section 7.4.6 or other applicable street standards where necessary for safe and adequate access.

7.4.14, Lots

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

7.4.15, Island Standards

A. Roadways Surrounding Islands

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

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

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

A. Island Design Requirements

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

a. ~~Cul-de-sac islands other than those shown in this document must be approved as a variance with approval from the Planning Director.~~

b. ~~Except in the case of offset cul-de-sac pavements, all cul-de-sac islands shall be directly centered in the right-of-way and underdrained in accordance with Section 7.8(I), Subsurface Drainage, and other applicable City regulations.~~

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

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

Article 9, Signs

9.1, General Provisions

9.1.5, Prohibited Signs,

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

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

9.2, Regulation of Sign Types

9.2.4, Ground Mounted Signs

D. Monument Sign

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

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

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

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

Article 10, Definitions

10.5 E

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

10.9 I

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

All subsequent sections within Article 10 shall be renumbered accordingly.

10.11 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.

10.19 20, T

Temporary Sale. ~~Temporary structures or areas for the display of goods and merchandise as part of promotional or seasonal activities.~~ A temporary use of an outdoor area or temporary structure for the display or sale of goods or merchandise by a vendor or operator that does not maintain a permanent, lawfully established business on the premises. A Temporary Sale does not include a promotional, clearance, seasonal, or similar sale conducted by a lawfully established permanent business on the same premises involving goods or merchandise customarily sold by that business.

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

September 10, 2026

To: City Council
From: Planning & Development Director, Jason Knudsen
Subject: TX-2026-01, Unified Development Ordinance Text Amendments
Meeting Date: September 10, 2026
Type of Agenda Item: Text Amendment to the Unified Development Ordinance, Second Reading
Attachments: Proposed Ordinance TX-2026-01

REQUEST

Staff requests that City Council conduct second reading and consider final approval of 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, food trucks, subdivision thresholds, drive-through stacking, 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 3 3.2.11, 3.2.12	Minor and major subdivision thresholds	Changes the numerical threshold so a subdivision resulting in six or fewer lots may qualify for minor subdivision review when all other criteria are met, while a subdivision having more than six lots is a major subdivision.
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	Makes Food Trucks conditional in applicable residential districts and D-MU; removes Food Trucks and Temporary Sales from the C-1 District; and corrects use-condition references for Food Truck, Temporary Sale, and Temporary Use of Accessory Structures as Principal Dwelling so the table aligns with Article 6.
Article 5 5.2.7	Residential pervious surface requirements	Adds residential total-lot and rear-yard pervious-surface standards; clarifies pools, pavers, permeable pavement, calculations, alternative compliance, and finished driveway surfaces. Allows a limited Planning Director-approved gravel driveway on qualifying large single-family lots.
Article 5 / Article 7 5.2.8, 7.4.14(B)	Double frontage and through lots	Adds standards for new lot creation, access, setbacks, screening, building orientation, accessory structures, plat notation, and related requirements; cross-references the new standards in the subdivision lot provisions.
Article 5 5.7.3(B)	Gateway Corridor Overlay separation standards	Reduces the Gateway Corridor Overlay separation requirement for Automobile service/gas stations from 2,000 linear feet to 1,500 linear feet while retaining the 2,000-foot requirement for the other listed separation-controlled uses.

Article / Section	General Subject	Summary of Proposed Change
Article 5 5.5.2	Landscape buffer exemptions	Revises exemptions so nonresidential, mixed-use, multifamily, institutional, commercial, industrial, and other site-plan-reviewed development is not broadly exempted from buffer requirements, while preserving C-1 and D-MU standards under Section 5.7.
Article 5 Table 5.5	Land use impact table	Clarifies that the square-footage basis for the land use impact table includes existing and proposed structures on the site.
Article 6 6.11.1, 6.11.6(A)(4)	Accessory dwelling units and swimming pools	Clarifies accessory dwelling unit front, side, and rear setback treatment and specifies how pool basins, coping, adjoining decks, paver aprons, concrete aprons, and related pool hardscape are measured for the rear-yard limitation.
Article 6 6.12.4, 6.12.7 - 6.12.12	Food trucks, temporary uses, and temporary sales	Adds residential siting standards for Food Trucks; renumbers temporary-use condition sections to align with Table 4.5; renames Parking Lot Sales as Temporary Sale; and limits both uses 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), 7.2.7, Table 7-4	Parking and drive-through stacking 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. Removes separate drive-through queuing language from Table 7-1 and requires eight stacking spaces per restaurant drive-through lane, measured from the service or pick-up window, in Table 7-4.
Article 7 7.4.3, Figures 7-10 and 7-11	Cul-de-sac and turnaround configurations	Establishes Standard Cul-de-sac, Cul-de-sac with Island, and Offset Cul-de-sac configurations in Figure 7-10 as by-right options. Figure 7-11 illustrates alternatives subject to written Planning Director and Fire Marshal approval; eyebrows may serve only as approved interim turnarounds.
Article 7 7.4.6, 7.4.7	Private roads and access easements	Adds private-road maintenance and public-safety requirements and allows recorded access easements for existing or newly created landlocked lots or parcels. Requires a minimum 16-foot paved or approved all-weather finished travel surface for access easements; gravel and other unbound aggregate may not be used as the finished travel surface.
Article 7 7.4.15	Island standards	Removes duplicative cul-de-sac-island standards, the separate cul-de-sac-island figure, and the former variance process so cul-de-sac configurations are governed by the updated Figure 7-10 and turnaround provisions.
Article 9 9.1.5, 9.2.4, 9.2.6	Sign standards	Corrects natural-feature and catch-all prohibited-sign language; clarifies that monument sign height is governed by the district-specific height limits in Section 9.2.4(D), rather than a conflicting seven-foot structure-height limitation; and clarifies that Central Business District signs may not obscure architectural elements.

Article / Section	General Subject	Summary of Proposed Change
General ordinance provisions Section 2	Codification	Authorizes correction of section numbers, subsection letters, cross-references, capitalization, punctuation, formatting, and other non-substantive matters necessary to incorporate the amendments into the Unified Development Ordinance.
Article 10 10.5, 10.9, 10.12, 10.16, 10.20	Definitions	Updates the eyebrow and flag lot definitions; adds impervious and pervious surface definitions; clarifies that promotional, clearance, seasonal, and similar sales by a lawfully established permanent business on the same premises are not a separate Temporary Sale use; 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.

CHANGES SINCE FIRST READING

City Council approved first reading of Ordinance TX-2026-01 on August 13, 2026. Following first reading, staff made four substantive revisions to the proposed amendment package for second reading. The post-first-reading revisions are limited to the following four items.

Subdivision thresholds. Sections 3.2.11 and 3.2.12 were revised together so a subdivision resulting in six or fewer lots may qualify for minor subdivision review when all other applicable criteria are met, while a subdivision having more than six lots meets the numerical threshold for major subdivision review. The other criteria that may trigger major-subdivision review remain unchanged.

Temporary Sale definition. The Article 10 definition was clarified so the Temporary Sale use applies to a temporary vendor or operator that does not maintain a permanent, lawfully established business on the premises. A permanent business's own promotional, clearance, seasonal, or similar sale of goods or merchandise customarily sold by that business on the same premises is excluded from the Temporary Sale definition.

Restaurant drive-through stacking. Table 7-1 was revised to remove its separate drive-through queuing language. Table 7-4 was revised to require eight stacking spaces per restaurant drive-through lane, measured from the service or pick-up window, rather than the prior allocation tied to the order box.

Food Trucks in residential districts and D-MU. Table 4.5 was revised to make Food Trucks conditional in the applicable residential zoning districts and D-MU while prohibiting Food Trucks in the C-1 District. Section 6.12.4 was revised to allow a food truck in a residential district only within a subdivision, apartment, manufactured home park, or other residential development common area approved by the Planning Director. Food-truck operations are prohibited on an individual residential lot, within a residential driveway, or within a public or private street right-of-way.

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.

The amendment removes separate drive-through queuing language from Table 7-1 so that table addresses parking, while Section 7.2.7 and Table 7-4 address stacking. A restaurant drive-through must provide eight stacking spaces per lane, measured from the service or pick-up window. The Planning Director retains authority to require a study or additional stacking based on anticipated usage.

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 subdivision-review amendments align the lot-count threshold with Greenville County standards by allowing a subdivision resulting in six or fewer lots to proceed under minor subdivision review when all other minor-subdivision criteria are satisfied. The companion major-subdivision provision is revised so a subdivision having more than six lots is a major subdivision. The change does not allow a project that requires a new road, an extension of public utilities or municipal facilities, public improvements, or that otherwise triggers major-subdivision review to be treated as minor solely because it contains six or fewer lots.

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. Table 4.5 also removes Food Trucks and Temporary Sales from the C-1 District. The residential 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 revised Article 10 definition clarifies that Temporary Sale applies to a temporary vendor or operator without a permanent, lawfully established business on the premises and excludes the permanent business's own promotional, clearance, seasonal, or similar sales of its customary merchandise. Other applicable fire, access, parking, sign, and site-safety standards remain independently enforceable. Table 4.5 also makes Food Trucks conditional in applicable residential districts and D-MU. Section 6.12.4 limits residential food-truck operations to a common area approved by the Planning Director and prohibits operations on individual residential lots, in residential driveways, or within public or private street rights-of-way.

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

September 10, 2026

Regular City Council Meeting

☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** September 10, 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 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 quitclaim 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 spend public money to own and maintain 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]
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

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:

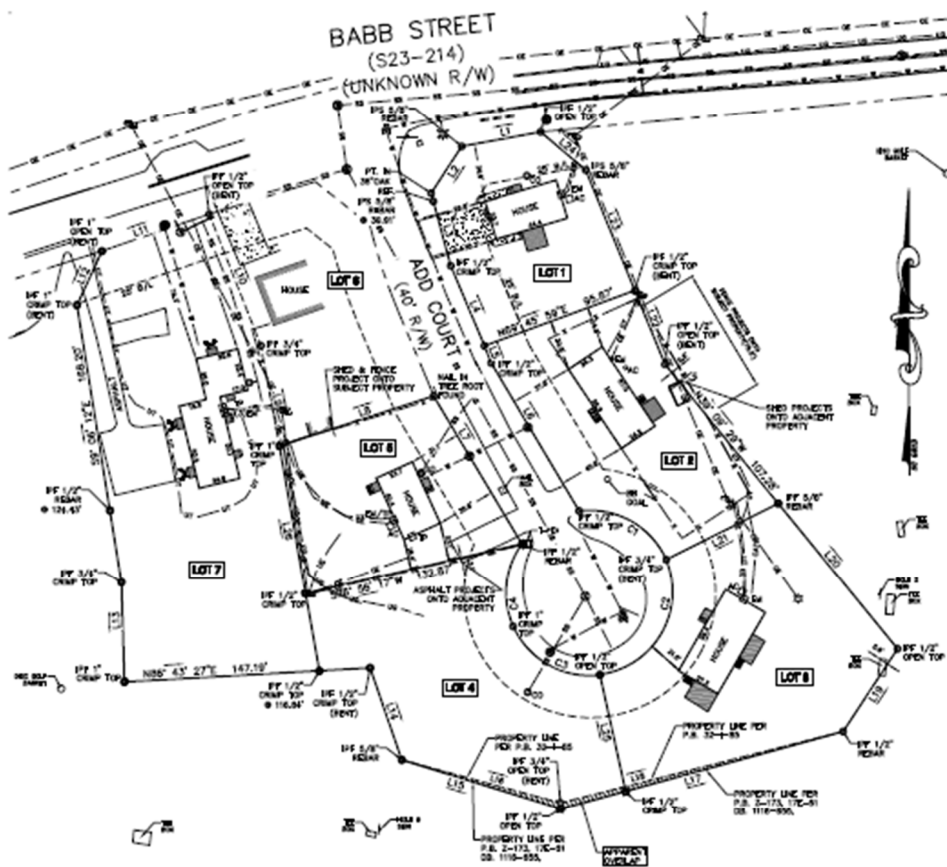
Michael E. Kozlarek, Esq.
Kozlarek Law LLC

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

EXHIBIT A

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	84.00	50.00	73°20'00"	N60°50'20"W	58.72
C2	82.14	50.00	105°53'20"	N28°52'12"E	78.85
C3	83.85	50.00	72°57'14"	S59°46'48"E	58.45
C4	52.57	50.00	80°14'33"	S59°28'56"W	50.18

Use #	Length	Overview
U1	65.10	32297347%
U2	65.10	32297347%
U3	65.10	32297347%
U4	65.10	32297347%
U5	65.10	32297347%
U6	65.10	32297347%
U7	65.10	32297347%
U8	65.10	32297347%
U9	65.10	32297347%
U10	65.10	32297347%
U11	65.10	32297347%
U12	65.10	32297347%
U13	65.10	32297347%
U14	65.10	32297347%
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U97	65.10	32297347%
U98	65.10	32297347%
U99	65.10	32297347%
U100	65.10	32297347%

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FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
L (864) 271-8824 FAX: (864) 233-0316

DRAWN: HNS PARTS CHECK: N/A CHECKED: N/A	
REF. PLAT BOOK:	SEE TABLE
REF. USED BOOK:	SEE TABLE
TABLE WAP:	SEE TABLE
DATE OF SURVEY:	N/A
DATE DRAWN:	8-3-2026
DRAWING NO:	82526-8-3-26
DATE OF LAST REVISION:	

0 40 80 120

SCALE: 1" = 40'

FOR REVIEW ONLY;
NOT FOR
RECORDATION

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF MOUNTAIN INN

COMPILED DRAWING
OF ADD COURT
FOR
CITY OF FOUNTAIN INN

Assistant City Administrator – August 2026

PROJECT HIGHLIGHTS

Main Street Streetscape

Campbell Pavement Specialties (CPS) has completed milling and resurfacing of the designated Main Street section. Remaining work includes permanent pavement markings, signage installation, and landscaping improvements. A completion timeline has not yet been established.

Parking Lot Revitalization Project

Wall Street paving and striping are complete. Remaining work includes temporary storage areas, additional golf cart parking, and landscaping enhancements.

Municipal Complex

The schematic design phase is complete. The project is currently on hold pending direction from City leadership.

Fire Station #3

Septic system calculations have been provided to the civil engineering team. A project cost review meeting is scheduled for September 11.

P.D. Terry Park Renovation

Phase I design, including tennis court, fencing, and lighting removal and expansion of the project area, is nearing completion. Phase II design, focused on playground improvements, is also nearing completion. The next step is advertisement for bids.



The Most Charming Small Town in *South Carolina* **AFAR**

AFAR has named us the most charming small town in South Carolina!

Well, we already knew it...but now the rest of the country does too. ❤️

Read More

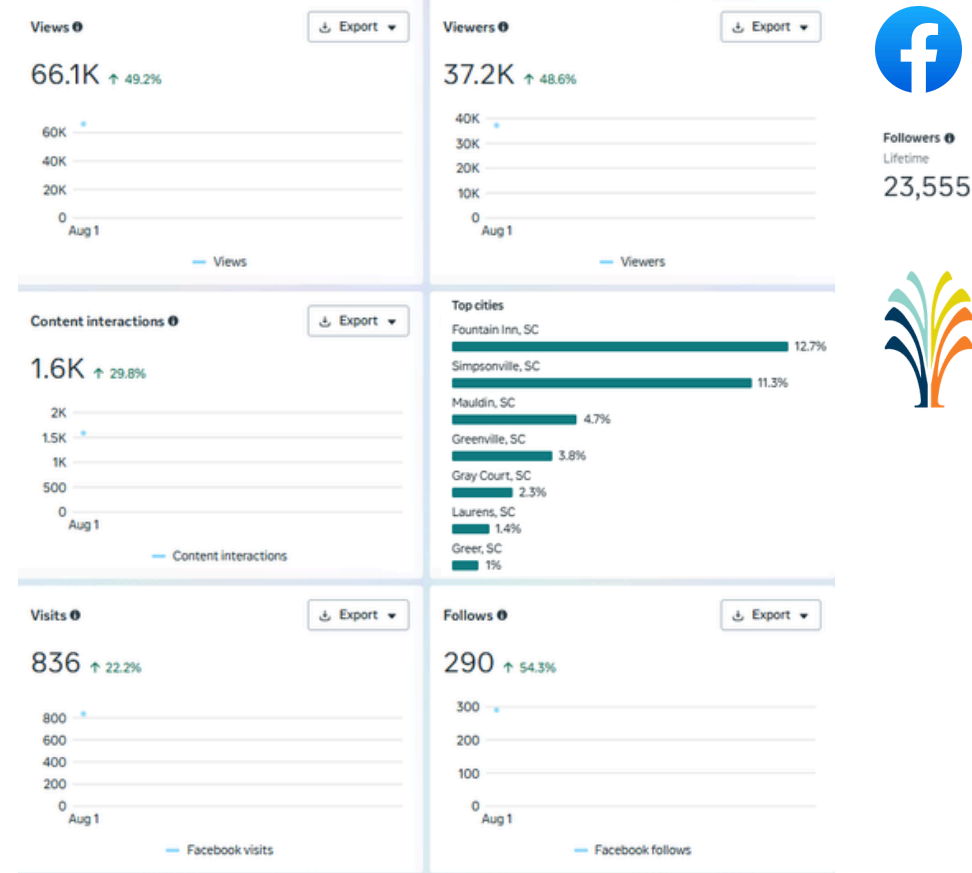


TEAMWORK & GREAT PARTICIPATION FOR #CITYHALLSELFIE DAY



COMMUNICATIONS REPORT

Social Media



Followers
Lifetime
23,555



Clicks per unique opens
13.3%
0%

Clicked
13
0%

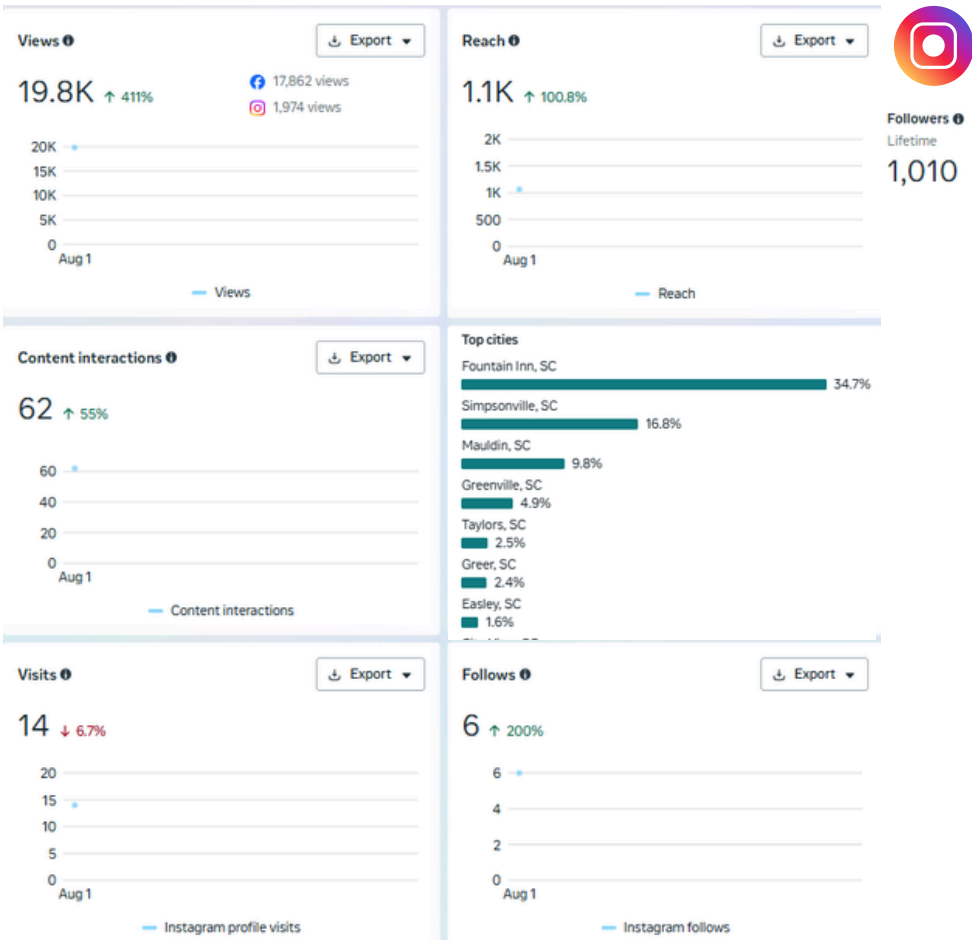
Click rate
6.3%
0%

Opened
98
0%

Open rate
47.1%
0%

Total sends
215
0%

mailchimp Merchant Communications · Last 90 Days



Followers
Lifetime
1,010

Upcoming:

September 10 · 8:30 am
Merchant's Meeting

September 16 · All Day
Main Street South Carolina
INN Town

We are hosting the MSSC
Quarterly Training
We expect approximately 50
visitors from Main Street
Organizations across South
Carolina!

October 13 · 5-8 pm
TATT & MSSC UDA
Upstate Downtown Academy
in Fountain Inn

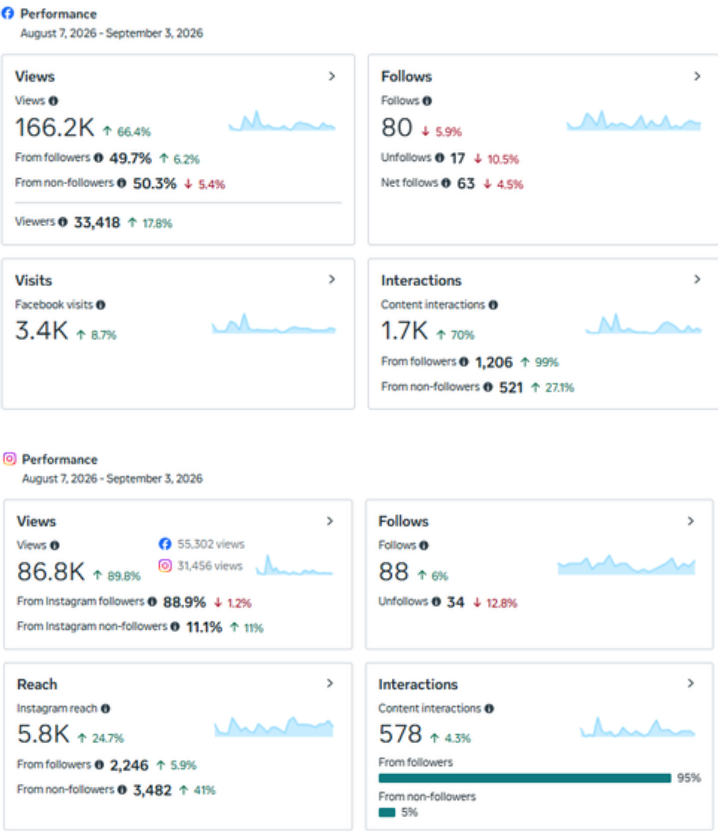
COMMUNICATIONS REPORT

Social Media

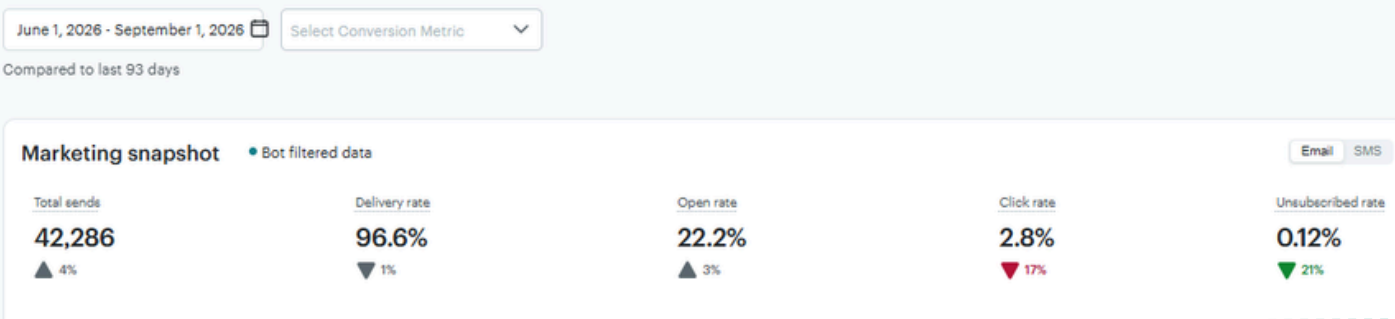


Benchmarking

Compare your performance against businesses in the Government Agencies category
Results are based on businesses with similar organic 28-day reach in your category. [Edit category](#)



mailchimp Electronic Communication



Assistant City Administrator Earns ICMA Credential

We're proud to celebrate an important professional achievement for the City of Fountain Inn! Assistant City Administrator Russell Slatton has earned the ICMA Credentialed Manager (ICMA-CM) designation, joining City Administrator Shawn Bell, ICMA-CM. With this achievement, Fountain Inn is the only municipality in South Carolina where both the City Administrator and Assistant City Administrator are ICMA Credentialed Managers.



Even more impressive, only five ICMA Credentialed Managers currently serving municipal governments are located in the Upstate — and two serve right here in Fountain Inn. This recognition reflects a commitment to ethical leadership, continued professional growth, and excellence in local government management.

COMMUNICATIONS REPORT



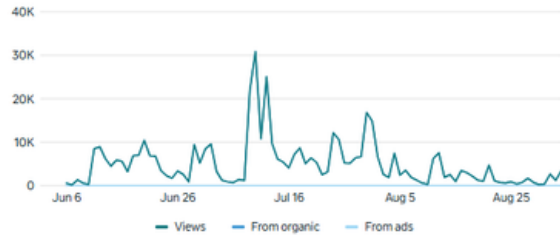
Content overview



Breakdown: Organic/ads

All Posts Stories Reels Live

Views 448.3K ↑ 258% 3-second views 653 ↑ 559.6% Content interactions 4.9K ↑ 421.7% Watch time 2h ↑ 375.9%



Views breakdown

Jun 6 - Sep 3

Total 448,343 ↑ 258%
From organic 448,343 ↑ 258%
From ads 0 0%
Viewers 75,650 ↑ 211.2%

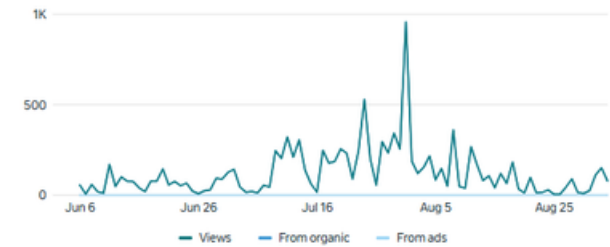
Content overview



Breakdown: Organic/ads

All Posts Stories

Views 117.9K ↑ 371% 107,013 views 10,898 views Reach 932 ↑ 286.7% Content interactions 300 ↑ 226.1%



Views breakdown

Jun 6 - Sep 3

Total 10,898 ↑ 256%
From organic 10,898 ↑ 256%
From ads 0 0%



Performance

August 7, 2026 - September 3, 2026



Views 3.1K ↑ 101.2%
From followers 36.5% ↓ 42.3%
From non-followers 63.5% ↑ 73.2%
Viewers 1,558 ↑ 268.3%

Visits Facebook visits 142 ↑ 9.2%

Follows 2 ↓ 71.4%
Unfollows 2 ↑ 100%
Net follows 0 ↓ 100%

Interactions Content interactions 50 ↑ 47.1%
From followers 32 ↑ 77.8%
From non-followers 18 ↑ 12.5%



Performance

August 7, 2026 - September 3, 2026



Views 178.7K ↑ 61.8%
From followers 17.3% ↓ 26%
From non-followers 82.7% ↑ 7.9%
Viewers 45,470 ↑ 37.2%

Visits Facebook visits 3.8K ↓ 68%

Follows 154 ↑ 30.5%
Unfollows 11 ↑ 37.5%
Net follows 143 ↑ 30%

Interactions Content interactions 2.1K ↑ 63.8%
From followers 908 ↑ 46%
From non-followers 1,170 ↑ 80.8%

Performance

August 7, 2026 - September 3, 2026



Views 115.8K ↑ 201.8% 111,699 views 4,088 views
From Instagram followers 72.0% ↑ 10.6%
From Instagram non-followers 28.0% ↑ 19.7%

Reach Instagram reach 665 ↑ 145.4%
From followers 167 ↑ 26.5%
From non-followers 490 ↑ 260.3%

Follows 34 ↑ 183.3%
Unfollows 1 ↓ 50%

Interactions Content interactions 170 ↑ 54.5%
From followers 93%
From non-followers 7%



Performance

August 7, 2026 - September 3, 2026



Views 97.8K ↑ 304.7%
From followers 15.4% ↓ 39.5%
From non-followers 84.6% ↑ 13.5%
Viewers 24,442 ↑ 185.2%

Visits Facebook visits 1.5K ↓ 5.1%

Follows 118 ↑ 114.5%
Unfollows 2 0%
Net follows 116 ↑ 118.9%

Interactions Content interactions 1.4K ↑ 349.2%
From followers 584 ↑ 180.8%
From non-followers 768 ↑ 725.8%

Performance

August 7, 2026 - September 3, 2026



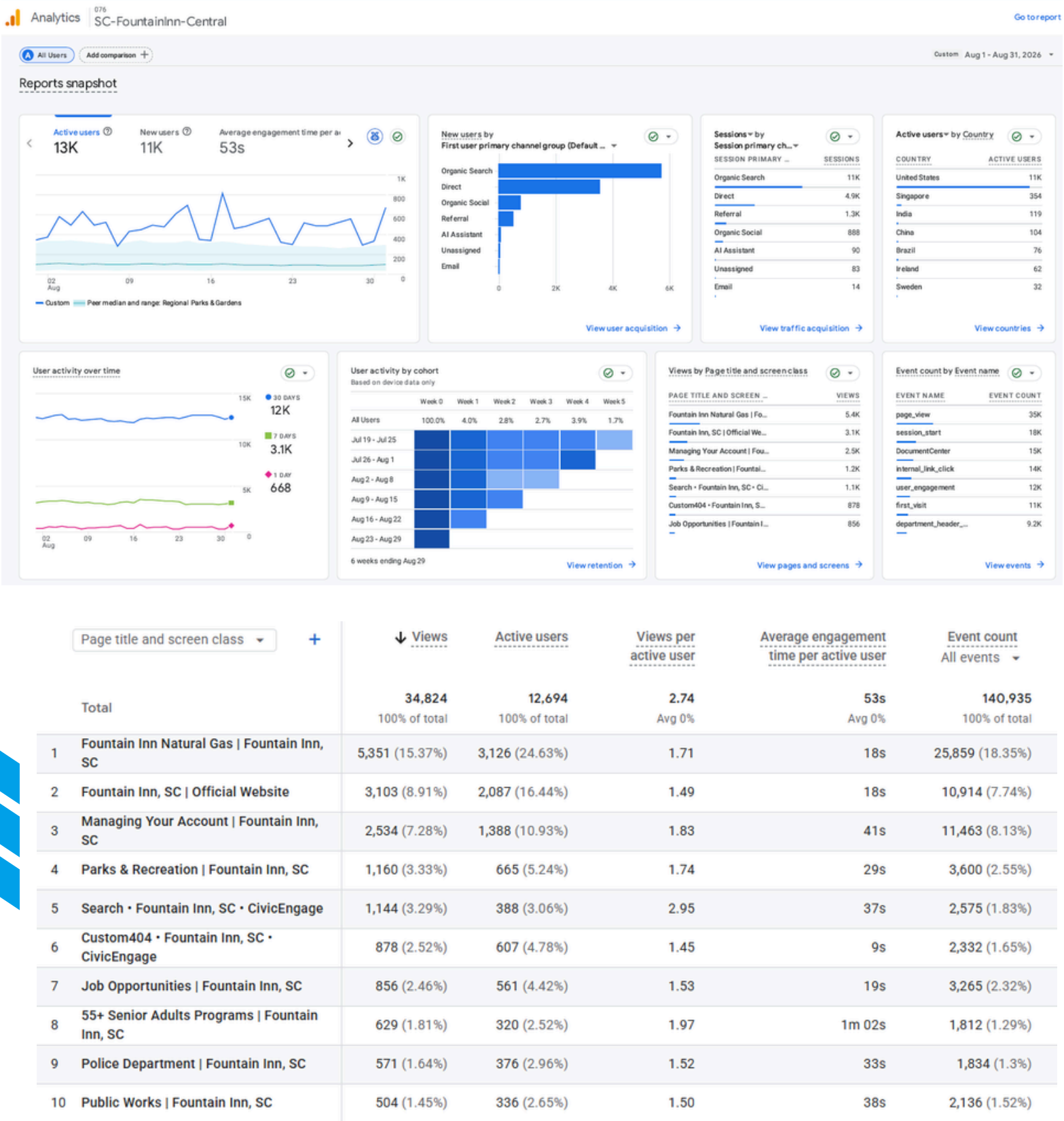
Views 52.9K ↑ 685.7% 44,687 views 8,196 views
From Instagram followers 70.8% ↓ 10.6%
From Instagram non-followers 29.2% ↑ 40.5%

Reach Instagram reach 1.2K ↑ 235.2%
From followers 469 ↑ 63.4%
From non-followers 789 ↑ 739.4%

Follows 26 ↑ 116.7%
Unfollows 3 ↓ 50%

Interactions Content interactions 249 ↑ 120.4%
From followers 86%
From non-followers 14%

www.fountainInn.org · August 1-31





9/11 Niels Jorgensen Live Interview

On Thursday, September 3, members of our Fountain Inn Fire Department and Fountain Inn Police Department were recognized during a special live interview with Niels Jorgensen, a retired FDNY firefighter and 9/11 first responder. Host Carol Roper sat down with Niels for an episode of her Building Strong Homes podcast, where he shared his firsthand experience of September 11, 2001, and reflected on the courage, sacrifice, and service of so many that day. We are grateful to Niels for traveling the country to share his story, educate future generations, and help ensure the events and lives lost on September 11 are never forgotten. The podcast episode is expected to be released the week of September 7.

Farmers Market Season - it's a wrap!

The Fountain Inn Farmers Market spanned **12 weekends** from May to August. The market welcomed just under **5,000 visitors** to Depot Street with an estimated **23,000 visitors spending their Saturday Mornings in Downtown Fountain Inn**. Throughout the season, the market engaged with city departments and community partners to bring special events to marketgoers such as Mental Health Awareness and Back to School.



As a special treat, the City handout 100 sets of headphones & pencils to attendees!

Sounds of Summer

Even the rain on the last Friday evening of Sounds of Summer couldn't keep Fountain Inn down. **12 bands, 12 Friday nights, 9,000+ attendees**. This year's Sounds of Summer brought back favorite bands including Rhythm Jab, Kids in America, and Randomonium while welcoming new favorites for everyone to enjoy.



MSFI Receives MSSC Inspiration Award

It feels like we've made the Nice List a little early this year! We're honored that Christmas INN Our Town has received an Inspiration Award from Main Street South Carolina! This recognition belongs to the volunteers, sponsors, businesses, performers, staff, and thousands of attendees who make this annual tradition so magical. While the award is exciting, the real gift is seeing our community come together each holiday season to create special memories for residents and visitors alike. Thank you for being part of the magic!





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.


FOUNTAIN INN
CIVICS ACADEMY

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.



**43rd Annual
Aunt Het Fall Festival**

The Aunt Het Festival, hosted by the Fountain Inn Chamber of Commerce, is one of our community's most cherished traditions — a celebration of heritage, creativity, and small-town spirit.

Each October, Main Street comes alive with local vendors, live entertainment, family fun, and the warmth of hometown pride. From the vibrant Aunt Het Quilt Show to delicious food and artisan crafts, this festival embodies everything that makes Fountain Inn the #BestInnSC — where neighbors gather and memories are made.







SATURDAY
OCTOBER 3 · 9 AM - 5 PM

Thank you to our jeep participants!

MAIN STREET
DOWNTOWN TRUNK OR TREAT

FOUNTAIN INN
JEEPERS CREEPERS

OCT 24, 2026
6 - 9:00 PM

FOOD & DRINK VENDORS
(Trucks & Downtown Restaurants)

FAMILY FRIENDLY HAUNTED MAZE

FREE FACE PAINTING

CANDY & TREATS 200+ JEEPS

SUPPORT YOUR LOCAL BUSINESSES!
DOWNTOWN BUSINESSES OPEN LATE

LIVE MUSIC
(Depot Street)

VINYL JUNKIES



Jeepers Creepers
October 24 6-9 PM

This family-friendly, trunk-or-treat style event draws crowds of all ages to stroll along Main Street and explore a spooky lineup of creatively decorated Jeeps—each one filled with candy and surprises. Whether you're there to collect treats or just admire the hauntingly festive displays, you're sure to have a frightfully fun time. No Jeep? No problem! Come cast your vote for your favorite decorated ride!





Fall Farmer's Market & FAVOR Upstate Walk September 26 8-12 PM

September is National Recovery Month and we are continuing to partner with FAVOR Upstate in Fountain Inn! We are hosting a special pop up Fall Farmer's Market (due to many requests, while FAVOR is hosting an awareness event and walk!



Domestic Violence Awareness Walk October 3 8 AM



The Domestic Violence Awareness Walk brings the community together to raise awareness about domestic violence and encourage meaningful conversations surrounding prevention and support resources. This event provides an opportunity for residents, organizations, and local businesses to stand together, show support, and help strengthen the community through awareness and advocacy.



Pynkalicious October 10 9 AM - 2 PM

Pynkalicious is the Chapman Foundation's annual Breast Cancer Awareness Festival, bringing the community together to honor survivors, support those fighting breast cancer, remember loved ones, and promote awareness and early detection. The event includes a 5K walk, inspirational speakers, performances, resources, and activities centered on hope, strength, and unity.





Police Department *August 2026 Monthly Report*





Reading for Fountain Inn Elementary School Class

**Officer Garrison
Cooking for FIHS
Football Team**





October 3

ARRIVE BY 7:45 AM

8:00 AM



4TH ANNUAL

DOMESTIC VIOLENCE AWARENESS WALK

Start Line:
Fountain Inn
City Hall

Contact:
Felisha Miller
Victims Advocate
City of Fountain Inn
864-531-0657
Felisha.Miller@fountaininn.org

NO REGISTRATION FEE

SHOW YOUR
SUPPORT BY
WEARING
PURPLE!

Register Here



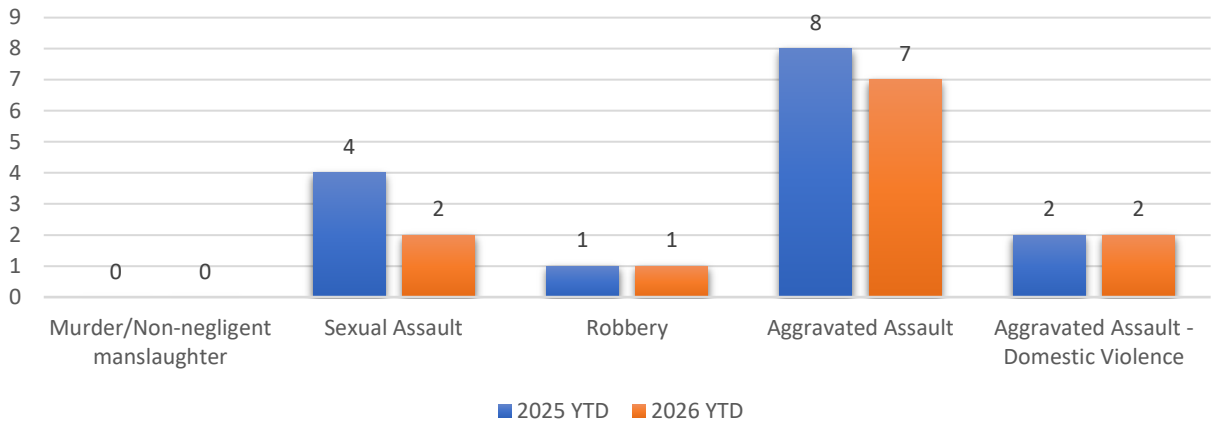
Scan the QR Code, Click on the
Calendar date, & choose the
walk to register



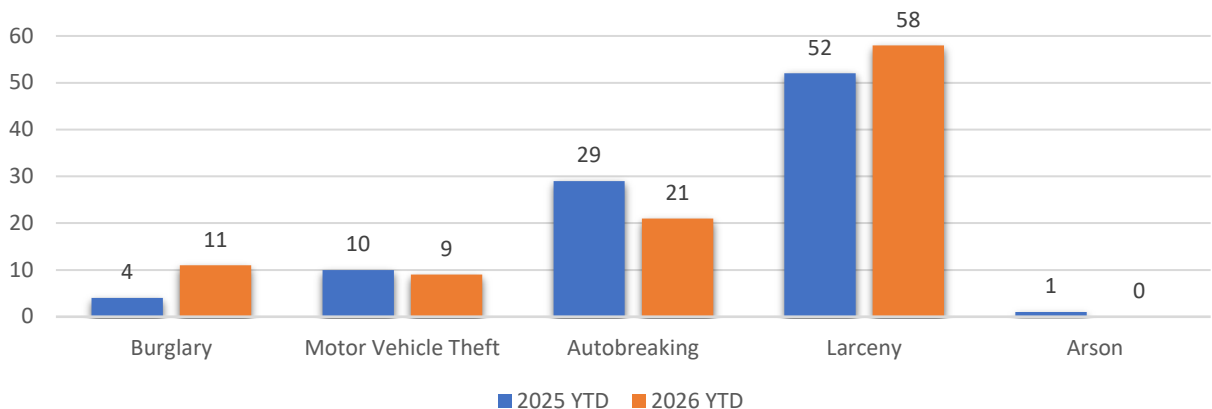
Violent Crime						
Crime Type	August 2025	August 2026	Difference	2025 YTD	2026 YTD	Difference
Murder/Non-negligent manslaughter	0	0	0	0	0	0
Sexual Assault	1	1	0	4	2	-2
Robbery	0	1	1	1	1	0
Aggravated Assault	0	1	1	8	7	-1
Aggravated Assault - Domestic Violence	0	0	0	2	2	0
Total Violent Crime	1	3	2	15	12	-3
Property Crime						
Crime Type	August 2025	August 2026	Difference	2025 YTD	2026 YTD	Difference
Burglary	0	0	0	4	11	7
Motor Vehicle Theft	4	1	-3	10	9	-1
Autobreaking	11	0	-11	29	21	-8
Larceny	9	3	-6	52	58	6
Arson	0	0	0	1	0	-1
Total Property Crime	24	4	-20	96	99	3
Total Part I Crime	25	7	-18	111	111	0

Unfounded Cases Removed / Source: VConnect

Violent Crime - 2025/2026 Comparison

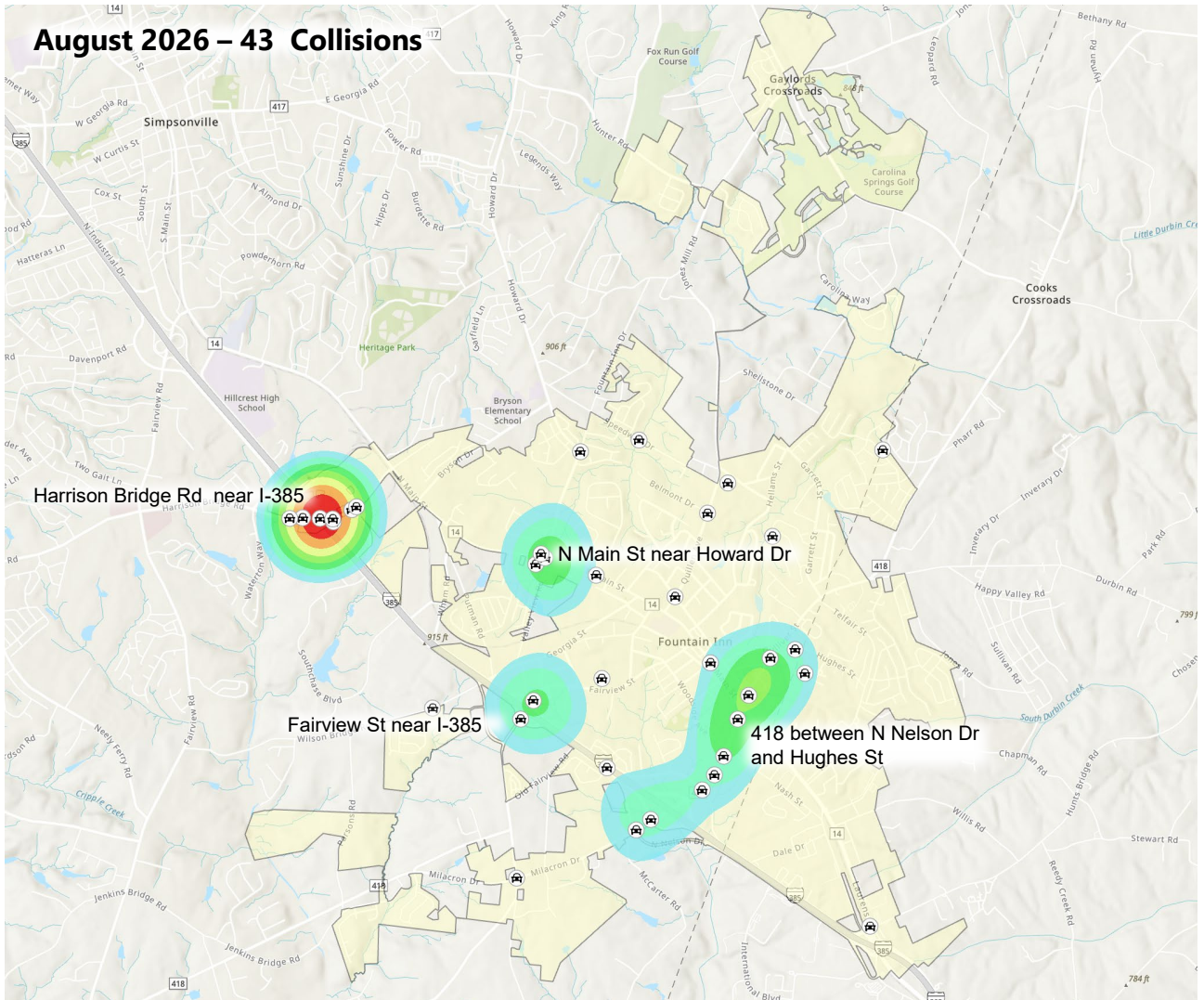


Property Crime - 2025/2026 Comparison

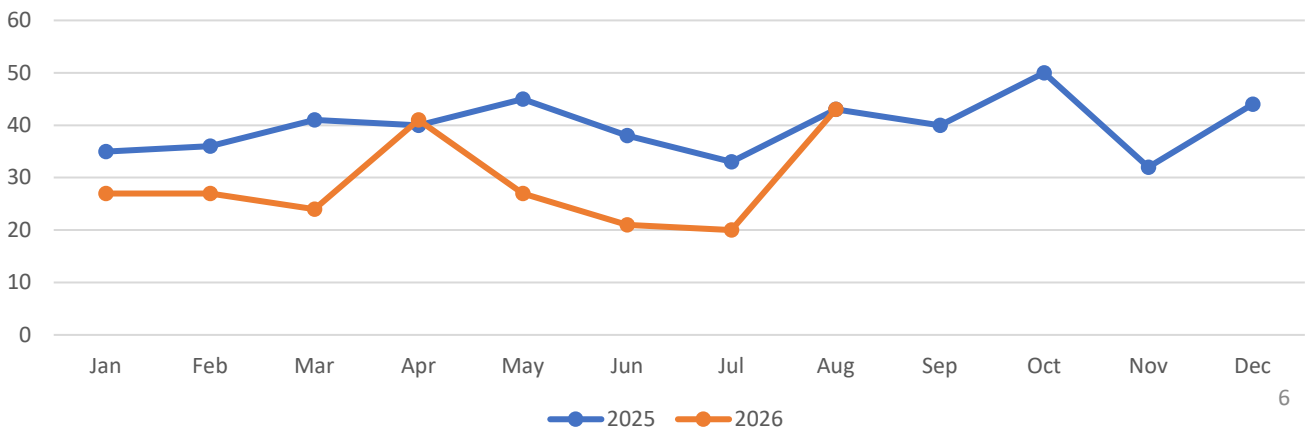




Collisions	August 2025	August 2026	Difference	YTD 2025	YTD 2026	Difference
Count	43	43	0	311	230	-81



Collisions by Month - 2025/2026





August 2026 Collisions by Day of Week and Hour								
Hour	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Grand Total
0000-0059							1	1
0100-0159		1						1
0200-0259	1							1
0700-0759			1		1	1		3
0800-0859		2	1		1			4
0900-0959		2						2
1000-1059		1						1
1100-1159							1	1
1200-1259			1	2	1		1	5
1300-1359			1					1
1400-1459		1			1	1		3
1500-1559		1	1	1	1	1		5
1600-1659		1		1		2		4
1700-1759			1	1		1		3
1800-1859	1	1				2		4
1900-1959		1		2				3
2000-2059	1							1
Grand Total	3	11	6	7	5	8	3	43

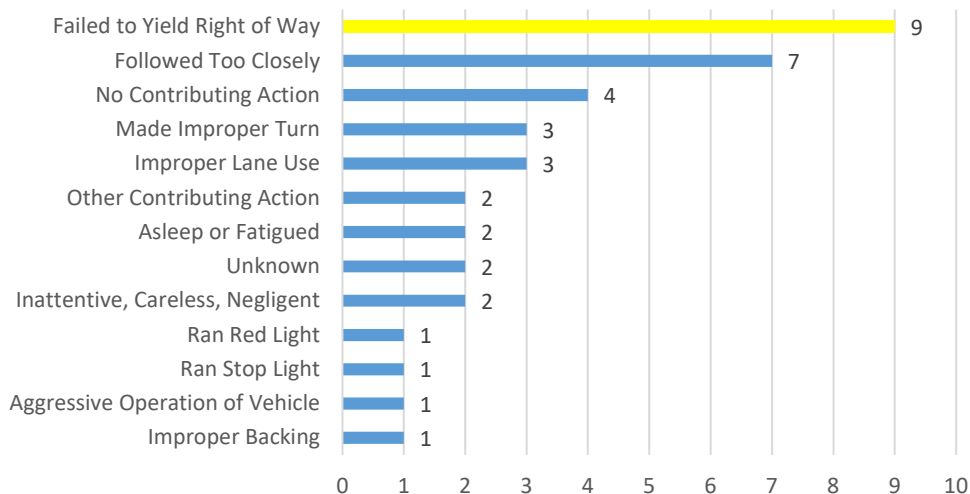
Hot Day for Collisions in August

Mondays – 11 collisions

Hot Hour for Collisions in August

1200-1259 & 1500-1559 – 5 collisions each

August 2025 Contributing Factors



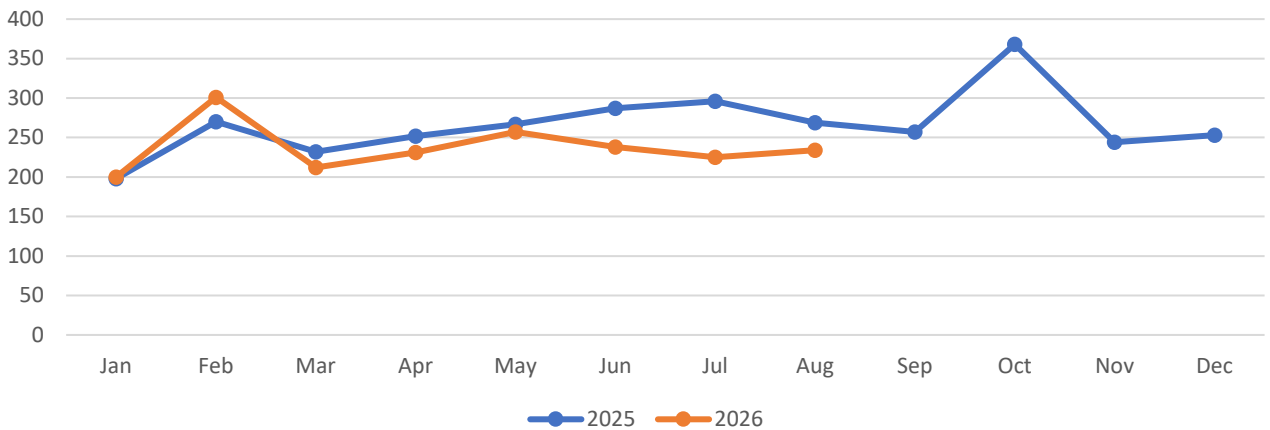
5 private property collisions removed



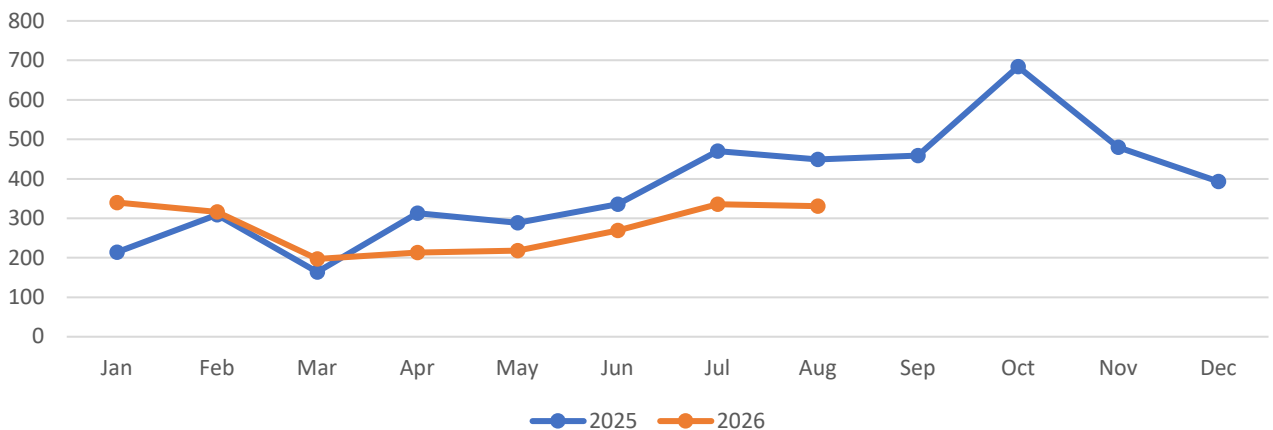
Citation/Warning Statistics

Contact Type	August 2025	August 2026	Difference	YTD 2025	YTD 2026	Difference
Citations	269	234	-35	2,071	1,898	-173
Warnings	449	331	-118	2,544	2,220	-324

Citation Comparison - 2025 - 2026



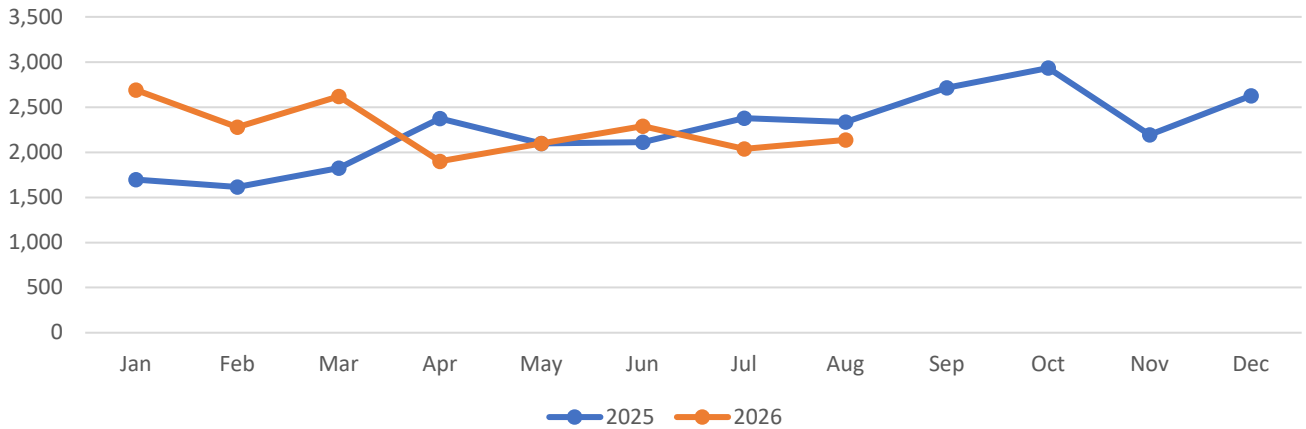
Warning Comparison - 2025 - 2026





CFS	August 2025	August 2026	Difference	YTD 2025	YTD 2026	Difference
Count	2,336	2,138	-198	16,435	18,048	1,613

Calls for Service by Month - 2025/2026

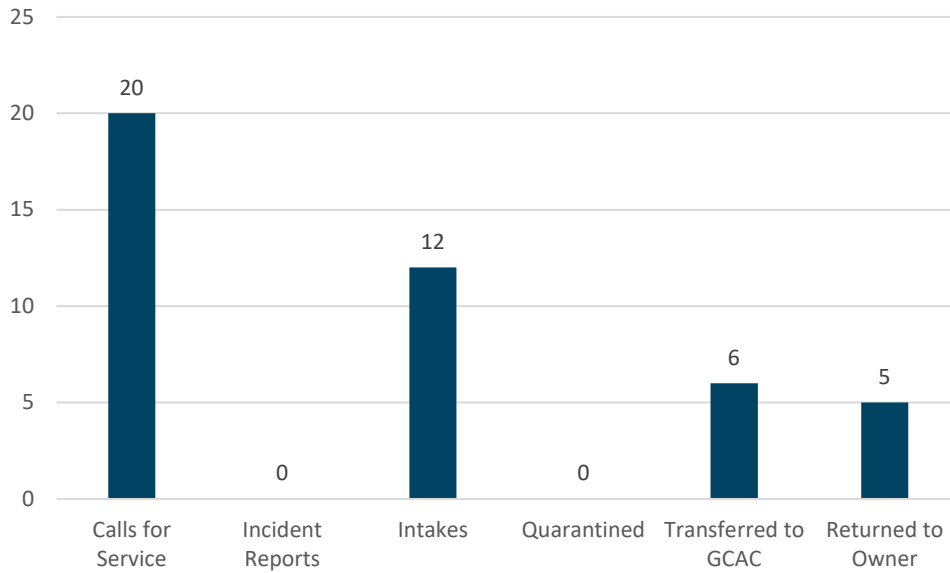


Communications Call Summary Report

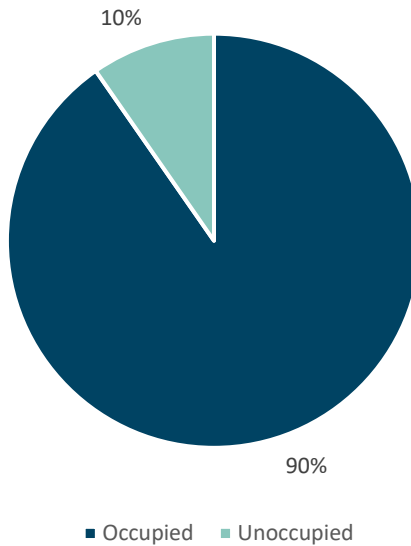
August Call Summary				
Call Type		August 2025	August 2026	% Change
911	Inbound	499	484	-3.0%
	Outbound	832	767	-7.8%
Administrative	Inbound	1,518	1,346	-11.3%
	Outbound	832	767	-7.8%



August 2026 Animal Control Activity



August 2026 Kennel Usage





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

Home Department	July Headcount	August Hires	Aug Terms	August 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	1	4	0	0	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	2	2	40	0	2	4	31	0	3
000422 / Fire	31	2	0	33	0	0	2	32	0	0
000424 / Public Works	2	1	0	3	0	0	0	3	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	1	0	4	0	0	1	3	0	0
000451 / Recreation	27	2	0	29	1	7	0	18	0	2
000453 / Facilities Maintenance	2	0	0	2	0	0	1	1	0	0
000510 / Gas Field	18	0	0	18	0	0	1	17	0	0
Totals:	176	8	3	181	1	17	10	148	0	5

Recruitment Status for Open Positions - AS OF 08/31/2026

421 Police: Certified UPO (2), Corporal (1), Sergeant (3) Vacancies

421 Police: Police/Fire Dispatcher (1) Vacancy

431 Sanitation: CDL Drivers (2) Vacancies

434 Sewer/Stormwater: Technician I-III (1) Vacancy

451 Rec: Rec Support Staff (2) vacancies

510 Gas: Gas Tech (3) Vacancies

412 Judicial: Part-time/On-call Judge (1) Vacancy

New Hires - August 2026

Department	Title
Christopher Congiusta	Sewer Tech
Jessica Gore	Public Works
Keith Norris	Office Coordinator
Nathan Pennington	Fire
Elizabeth Soriano	Firefighter
Caitlyn Tompkins	Police
Katie Vincent	Dispatcher
Uthai Vongxay	Recreation
	Activities Center Corrdinator
	Dispatcher
	Fitness Instructor

*Offers Accepted as of 8.31.2026

Sanitation CDL Driver (1)

Recreation Support Staff (2)

Human Resources – August Activities

Class & Comp Study Bid Opening on 8/27/26

Performance Appraisal Program Started 8/13/26

Judicial Department Monthly Report

At- a-Glance Summary – August 2026

PERFORMANCE INDICATORS	CRIMINAL	TRAFFIC	TOTALS	YTD Totals
CASE TOTALS	58	217	275	2,221
TRANSFERRED CASES	27	25	52	
DISPOSED CASES	1	16	17	
PENDING CASES	30	176	206	

DEPARTMENT HIGHLIGHTS:

Case activity increased significantly from 2024 to 2025 and has remained elevated in 2026. Through August, the court processed 2,211 cases in 2026, compared to 2,373 in 2025 and 1,413 in 2024. While monthly totals in 2026 have fluctuated, overall activity remains substantially higher than 2024 levels and generally reflects the sustained increase in workload experienced since 2025.

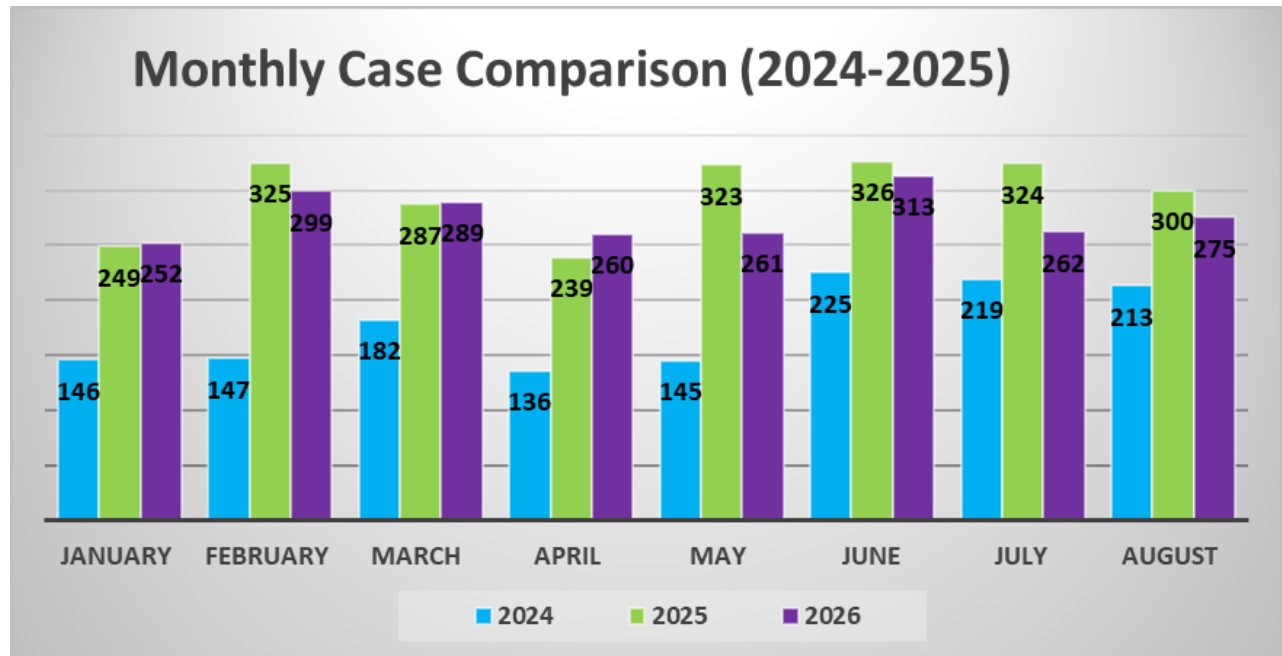
- **2024 (Jan-Aug):** 1,413 cases
- **2025 (Jan-Aug):** 2,373 cases (**67.9% increase** over 2024)
- **2026 (Jan-Aug):** 2,211 cases (**56.5% increase** over 2024 and **6.8% below** 2025)

Key Observation:

Case volume has remained consistently strong in 2026 following the substantial increase experienced in 2025. Through August 2026, the court processed **2,211 cases**, representing a **56.5% increase** over the same period in 2024. Although current case activity is **6.8% lower than 2025**, overall workload remains significantly above historical levels, indicating that the higher volume seen in 2025 has largely continued into 2026.

Current Projects:

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



Fountain Inn Natural Gas

GAS SUPPLY

- **August Gas Volume:** 34,815 Dths.
- **August Consumption:** Natural gas consumption was 2.7% lower than August 2025 and 11.5% lower than the three-year average for August.
- **Inteplast Industries:** Inteplast Industries, one of our largest industrial accounts, has agreed to begin transporting its natural gas under FING's industry Firm Transportation Rates. All necessary agreements have been signed, and transportation service will begin November 1, 2026.
- **Natural Gas Pricing:** The September commodity price was **\$2.907 per Dekatherm**, an increase of \$0.182 per Dekatherm from August. The commodity price represents the cost of natural gas only. FING's final monthly Cost of Gas also includes transportation, fees, and other applicable costs.

GAS OPERATIONS

- **Customer Growth:** FING surpassed **13,781 natural gas customers**, reflecting continued growth throughout the service territory and ongoing demand for natural gas service.
- **North End High Pressure Steel Project:** Construction continues to progress well on this major infrastructure improvement, which will increase reliability and capacity in the northern portion of the natural gas distribution system. The project includes approximately 15,300 feet of 6-inch steel main and two new regulator stations. To date, approximately **9,100 feet of pipeline have been installed**, and fabrication of the pressure regulator stations is underway.
- **New City Gate:** FING received Williams' invoice for the design, permitting, and construction of the new City Gate in the amount of approximately **\$2.4 million**. Full payment has been made as required under the agreement, allowing the project to continue moving forward.
- **SC ORS Inspections:** South Carolina Office of Regulatory Staff inspectors visited FING twice during August to conduct short audits of our operations. The first visit focused on the North End 6-inch steel project, where inspectors observed construction activities and verified the qualifications of the welder responsible for the pipeline welding. During the second visit, inspectors reviewed FING's federally required Operator Qualification Program, employee qualifications and training records, third party damages to FING gas facilities, and spent time in the field with our senior gas locator. **Both inspections were completed with no issues or deficiencies identified.**

- **SC 811 Enforcement:** FING filed its first complaint with the South Carolina Attorney General regarding a fiber cable contractor that violated the SC 811 law and damaged a FING natural gas line. The incident resulted in several thousand dollars in damages. This is part of FING's continued effort to hold contractors accountable for excavation practices that put our natural gas facilities and public safety at risk.

KEY INDICATORS

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	15,442 ft.	44,334 ft.
NEW SERVICE LINES INSTALLED	79 SL; 3,651 ft.	760 SL ; 33,006 ft.
NUMBER OF LOCATE TICKET REQUESTS	1,316 Requests	10,874 Requests
NUMBER OF FACILITY DAMAGES	5 Damages	40 Damages

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.

SOUTH CAROLINA GAS RATE COMPARISONS					
August 2026 Gas Rates (Consumption and Billing Comparison)					
Comparison Month	August 2026				
COMPANY	SERVICE CLASS	METER CHARGE PER MONTH	AVERAGE RATE PER THERM	EST. AVG. USAGE THERMS	TOTAL COST PER MONTH
LANCASTER COUNTY, SC	Residential	\$5.00	\$1.07000	10.00	\$15.70
GREENWOOD CPW, SC	Residential	\$11.00	\$0.70700	10.00	\$18.07
CHESTER COUNTY, SC	Residential	\$6.50	\$1.28899	10.00	\$19.39
YORK NATURAL GAS, SC	Residential	\$9.25	\$1.15375	10.00	\$20.79
GREER CPW, SC	Residential	\$10.00	\$1.22628	10.00	\$22.26
FORT HILL NATURAL GAS, SC	Residential	\$10.75	\$1.31000	10.00	\$23.85
FOUNTAIN INN, SC	Residential	\$12.50	\$1.27620	10.00	\$25.26
PIEDMONT, SC	Residential	\$10.00	\$1.54189	10.00	\$25.42
CITY OF ORANGEBURG, SC	Residential	\$13.00	\$1.27266	10.00	\$25.73
DOMINION, SC	Residential	\$10.90	\$1.97998	10.90	\$32.48
CLINTON-NEWBERRY, SC	Residential	\$18.00	n/a	0.00	
LAURENS CPW*	Residential	\$11.00	n/a	0.00	

COUNCIL UPDATE
Reporting Period: August 2026

MONTHLY SNAPSHOT

TOTAL INSPECTIONS 686 -80 vs. prior month	PERMITS ISSUED 117 -68 vs. prior month	NEW SINGLE-FAMILY 40 -16 vs. prior month
TOTAL COMPLAINTS 17 No change	TOTAL VALUATION \$13.7M -\$100,276,418 vs. prior month	IMPACT FEES COLLECTED \$103.5K -\$438,748

BOARDS & COMMISSIONS

Planning Commission | August 20, 2026

No agenda items were scheduled; the meeting was canceled.

Board of Zoning Appeals | Spetember 3, 2026

No agenda items were scheduled; the meeting was canceled.

CODE ENFORCEMENT

CURRENT FOCUS	Grass and property maintenance are the current enforcement focus. When the growing season slows, focus will shift to sign enforcement.
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OPERATIONAL SCORECARD

August 2026 performance compared with July 2026

BUILDING & CODES

MEASURE	AUGUST	JULY	CHANGE
Total Inspections*	686	766	-80 (-10.4%)
Permits Issued	49	117	-68 (-57.1%)
Submitted Permits	62	86	-24 (-27.9%)
New Single Family	40	56	-16 (-28.6%)
New Multi-Family (Units)	0	0	No change
New Commercial	0	0	No change
Certificates of Occupancy Issued	43	77	-34 (-44.2%)
Remodel/Add Residential	2	5	-3 (-60%)
Remodel/Add Commercial	2	1	1 (100%)
Sign/Roofing/Solar/Misc Trade	17	24	-7 (-29.2%)
Commercial Plan Reviews	6	1	5 (500%)
Residential Plan Reviews	35	63	-28 (-44.4%)

CODE COMPLIANCE

MEASURE	AUGUST	JULY	CHANGE
Vehicles/Other	4	4	No change
Building - Unsafe Conditions	0	0	No change
Property Maintenance	13	13	No change
Total Complaints	17	17	No change

FINANCIAL SUMMARY

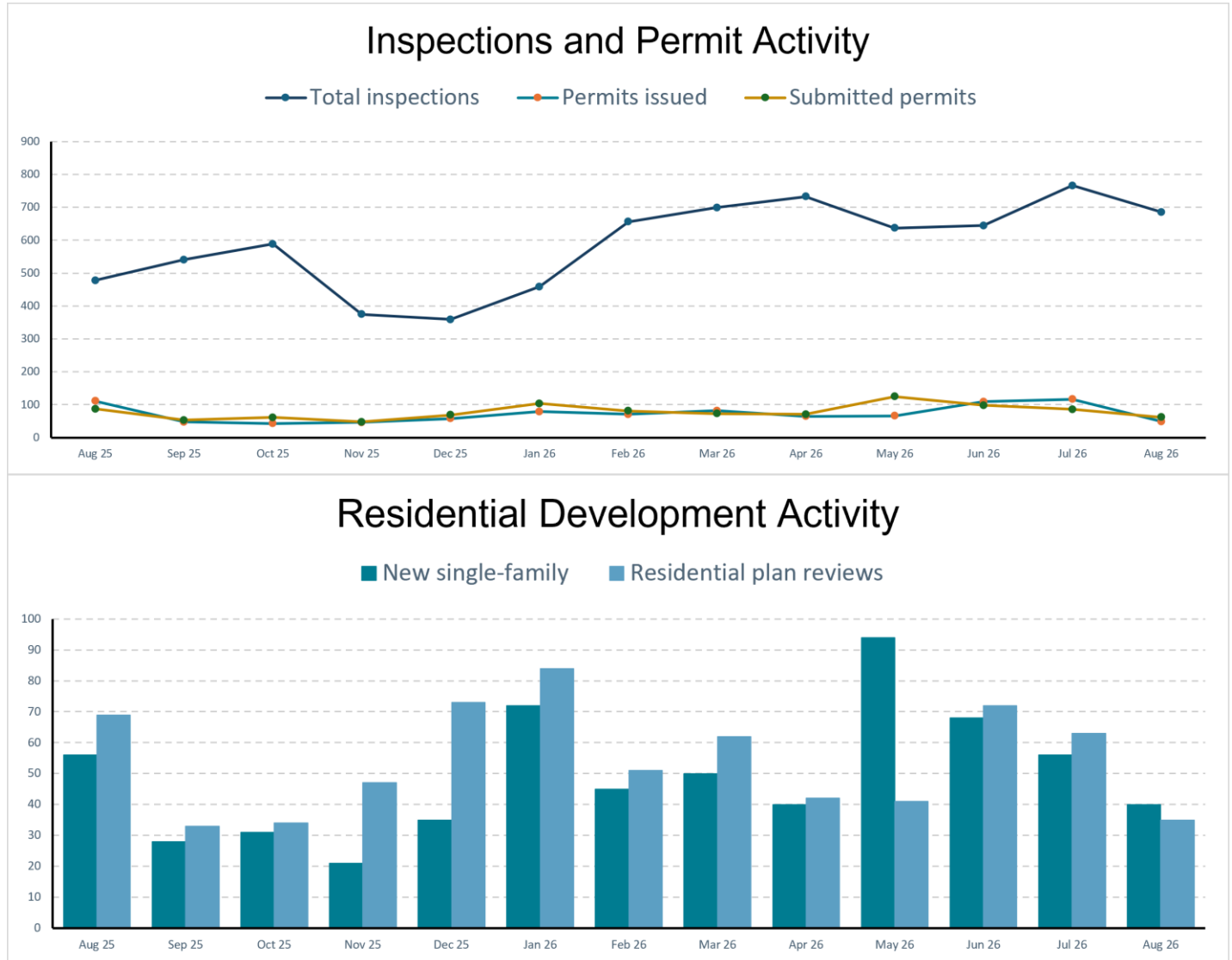
MEASURE	AUGUST	JULY	CHANGE
Total Valuation	\$13,696,357	\$113,972,775	-\$100,276,418 (-88%)
Total Permit Fees Collected	\$50,292	\$337,693.43	-\$287,401.43 (-85.1%)
Total Plan Review Revenue	\$20,960	\$161,925	-\$140,965 (-87.1%)
Total Impact Fees Collected	\$103,521	\$542,269	-\$438,748 (-80.9%)

*Inspection totals reported since January have been corrected to reflect accurate counts.

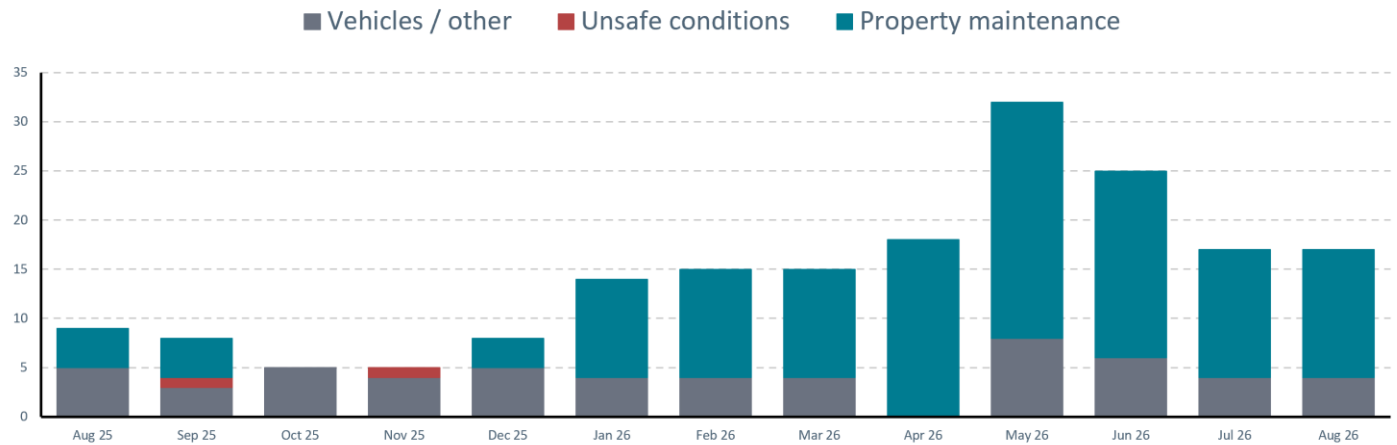
HISTORICAL TREND DASHBOARD

Rolling 13 months | August 2025 through August 2026

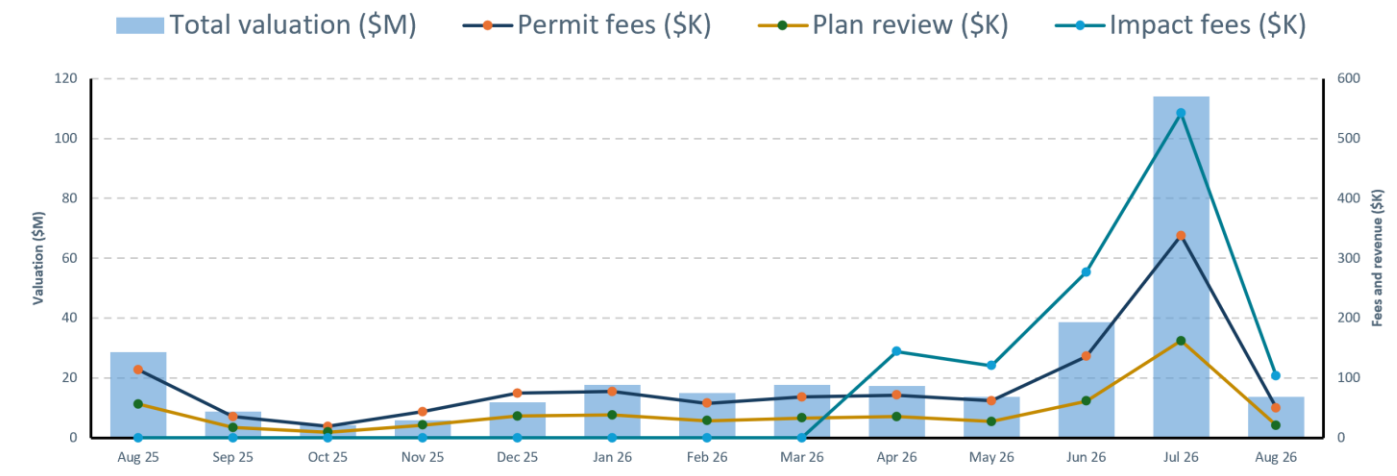
Impact fee tracking is shown beginning in April 2026, when the measure first appeared in the monthly reporting data.



Code Compliance Activity



Financial Activity



TREND NOTES

PERMIT WORKLOAD

Inspection activity remained high at 686 inspections, but overall permit activity slowed from July. Permits issued declined by 68, submitted permits declined by 24, and new single-family permits fell from 56 to 40.

FINANCIAL ACTIVITY

Financial activity returned closer to normal monthly levels following July's unusually high totals. Total valuation decreased from \$114.0M to \$13.7M, permit fees decreased from \$337,693 to \$50,292, plan review revenue declined from \$161,925 to \$20,960, and impact fees decreased from \$542,269 to \$103,521.

DEVELOPMENT REVIEW

Development review activity also decreased from July. Certificates of occupancy declined from 77 to 43, while residential plan reviews fell from 63 to 35. Commercial plan reviews increased from 1 to 6, but remained a relatively small portion of overall review activity.

CODE COMPLIANCE

Code compliance activity was unchanged from July, with 17 total complaints. Property maintenance remained the largest complaint category, with 13 cases, while vehicles/other accounted for 4 cases and unsafe building conditions remained at 0.

Sanitation

- 524.62 tons of waste sent to landfill
- 23.95 tons Recycling (July)
- 34 Trash Carts Delivered
- 16 Recycling Carts Delivered

Streets and Grounds

- 461 bags of litter
- 8 tons of hot mix asphalt used to patch roadways
- Focused on Staff development for street maintenance

Sewer / Storm Water

- 262 locates, total 2226 in 2026
- CCTV 3,274LF
- Cleaned 6,088 LF
- SSO prevented at intersection of hwy 418 and Hughes due to scheduled inspection
- Smoke tested 21 manholes for 3,390 LF
- New employee Tech II

Parks

- 2 Park Rentals
- 162 field preparations; 48 flag football, 72 baseball/softball, 42 tackle football
- SRT repairs / improvements
 - o Replaced rotten safety barricades
 - o Removed creek blockages causing erosion around bridge
 - o Repaved sections of trail eliminating trip hazards
- Chad Chandler achieved 19 years of service with the City

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

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

Junior Fury Tackle Football: Our teams are off to a great start! Each of our 5 teams have recorded at least one win. The players are showing tremendous growth in their ability and confidence.



Fall Flag Football, Baseball, & Softball: Games begin Tuesday, September 8 at Emanuel Sullivan Sports Complex.

Fall Volleyball: Practices are underway, with games beginning Monday, September 14 at the Fountain Inn Activities Center.

Miracle League Fall Season

The Miracle League Fall Season kicks off Monday, September 21, 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 21
Monday Games
2026



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



Events:

- 9/3 - **Nutrition Class** - TOPIC: "Focus on Protein"
- 9/3 - **VR Experience** - in partnership with Clemson Parks, Recreation and Tourism Management
- 9/10 - **55+ Night Out** in the Boondocks..... again!!
- 9/14 - **Digital Drop-In**
- 9/15 - **Bingo** - sponsored by Adam Haymond with RE/MAX Realtors
- 9/17 - **Movin' & Groovin'**
- 9/22 - **Diabetes Support Group** - TOPIC: "Nutrition & GLP-1 Medications" with Kathy Fincher, RD, CDCES and PRISMA Health
- 9/24 - **Ask a CPT**
- 9/24 - **Lunch & Learn** with Dear Retirement - Discussing annual enrollment, medicare secrets, and tax saving strategies.
- 9/29 - **55+ Night Out** at Saluda River Grill

College Football BINGO Tuesday 9/15

Games @ 11:00
Lunch @ 12:00

Sponsored by:
Adam Haymond
with
RE/MAX Realtors

** Taco Bar **

\$5 donation

Digital Drop-In

**Monday Sept 14th
1:00-2:00 in the CR**

Having trouble with your phone, tablet, watch.....? Want to know how to download an app or use a QR code? Bring your questions and your gadgets and let our staff help you out!

Fountain Inn Diabetes Support Group

Tuesday Sept 22nd
@ 8:00 in CR

" Nutrition & GLP-1's "

Presented by
PRISMA Health
with
Kathy Fincher, RD, CECES

Healthy breakfast provided in the hallway

YOU'RE INVITED!

LUNCH & LEARN
PLUS MEDICARE SECRETS
& TAX-SAVING STRATEGIES
YOU CAN'T AFFORD TO MISS!

Thursday Sept 24th
@ 11:15a in the CR

Annual enrollment is just around the corner. Sign up at the front desk and join David Gearin, Client Specialist to discuss such topics as:

BROUGHT TO YOU BY
Dear RETIREMENT

- Understanding Medicare
 - Parts A, B, C, and D
- Medicare Supplement vs. Advantage
- Annual Enrollment Period updates
- Common Medicare mistakes to avoid