

Fountain Inn Master Plan



2017

TOP TEN NEXT STEPS

Ten top priority projects and goals "rose to the surface" throughout the planning process. These projects and goals were developed from survey results, planning task-force meetings, and public meeting input. Completion of these top ten steps will not complete the implementation of this master plan. However, a significant portion of the plan will be addressed by their implementation. These "next steps" are estimated to be completed within five to seven years.

- 1. Redevelop Woodside Park and make improvements to PD Terry City Park**
- 2. Develop a tax incentive or matching fund for the restoration and preservation of historic buildings and/or sites**
- 3. Connect Woodside park to the Central Business District through the redevelopment of Woodside Mill Village, the expansion of the Central Business District zoning standards to Woodside Avenue, and by providing multi-modal connections where possible.**
- 4. Develop rural conservation standards**
- 5. Connect the Swamp Rabbit Trail sections to each other, directly to Main Street, and to the city sidewalk inventory**
- 6. Develop standards that promote walkable traditional neighborhood design standards with large lots**
- 7. Develop necessary infrastructure to recruit additional industrial businesses into the city limits**
- 8. Invest in and grow the City's festivals**
- 9. Update Main Street from Jones Street to Highway 418 with similar on-street parking, planting and sidewalk standards as Main Street from Fairview Street to Jones Street**
- 10. Further integrate The Arts into the community by providing increased access to art education opportunities and public art**

ACKNOWLEDGEMENTS

The City of Fountain Inn Master Plan is the culmination of more than one year of work by residents, city officials, business representatives, community stakeholders and Greenville County Long Range Planning staff. The city and planning team listed below wish to thank all of those who devoted their time and efforts to casting vision and direction for the betterment of the City of Fountain Inn.

Mayor and City Council

Sam Lee - Mayor
John Mahoney - Ward 1
Andrew Stoddard - Ward 2
Rose Anne Woods - Ward 3
Phil Clemmer - Ward 4
Berry Woods - Ward 5
Matthew King - Ward 6

Fountain Inn Planning Commission

Billy Fleming - Chairman
Aaron Hood
Bobby Dillard
Wendell Tumblin
Chuck Collins
Jeff Reeves

Fountain Inn Senior Staff

Eddie Case - Former City Administrator
Mike Pitman - Fountain Inn Natural Gas Director & Interim City Administrator
Naomi Buckmire Reed - City Clerk
Roger Case - Zoning Administrator & Public Works Director
Keith Morton - Chief of Police
Ronnie Meyers - Fire Chief
Russell Halitwanger - Parks & Recreation Director
Tammy Finley - Clerk of Court
Byron Rucker - Former Economic Development Director

Greenville County Planning Staff

Andrew Ratchford - Planner

TABLE OF CONTENTS

CHAPTER 1: Introduction and Public Participation	1
CHAPTER 2: Population	4
CHAPTER 3: Housing	11
CHAPTER 4: Natural Resources	17
CHAPTER 5: Land Use	25
CHAPTER 6: Transportation	41
CHAPTER 7: Community Facilities	53
CHAPTER 8: Priority Investment	66
CHAPTER 9: Cultural Resources	67
CHAPTER 10: Economic Development	74
CHAPTER 11: Action Plan	76
APPENDIX	77

CHAPTER 1: INTRODUCTION & PUBLIC PARTICIPATION

The Local Government Comprehensive Planning Enabling Act of 1994, in South Carolina, allows local governments to regulate land use through zoning and subdivision regulations. Should a local government choose to regulate land use the Act defines and requires a Comprehensive Plan to be adopted and updated every ten (10) years.

The state legislation requires that the comprehensive plan must address nine (9) elements:

1. Population
2. Housing
3. Land Use
4. Natural Resources
5. Community Facilities
6. Cultural Resources
7. Economic Development
8. Transportation
9. Priority Investment

This document, while referred to as a Master Plan, shall meet the standards set out by the State of South Carolina for a Comprehensive Plan. The last master plan conducted for the City of Fountain Inn was completed in 2006.

PUBLIC INPUT PROCESS

Preliminary planning work and stakeholder engagement meetings began in January of 2016. A detailed public survey was developed and distributed beginning on March 30, 2016. This survey was made available online and in physical copy and it addressed community characteristics, community services, residential/commercial/industrial development, environmental issues, general growth and development and recreation. The survey was incentivized by raffling a popular cooler to a random participant which resulted in five-hundred and seventy-two (572) responses.

The first of several public meetings was held on Tuesday, April 26th at the Fountain Inn Activities Center. Several public input stations were set up in order to gain citizen input regarding development and prioritization preferences as well as general comments.



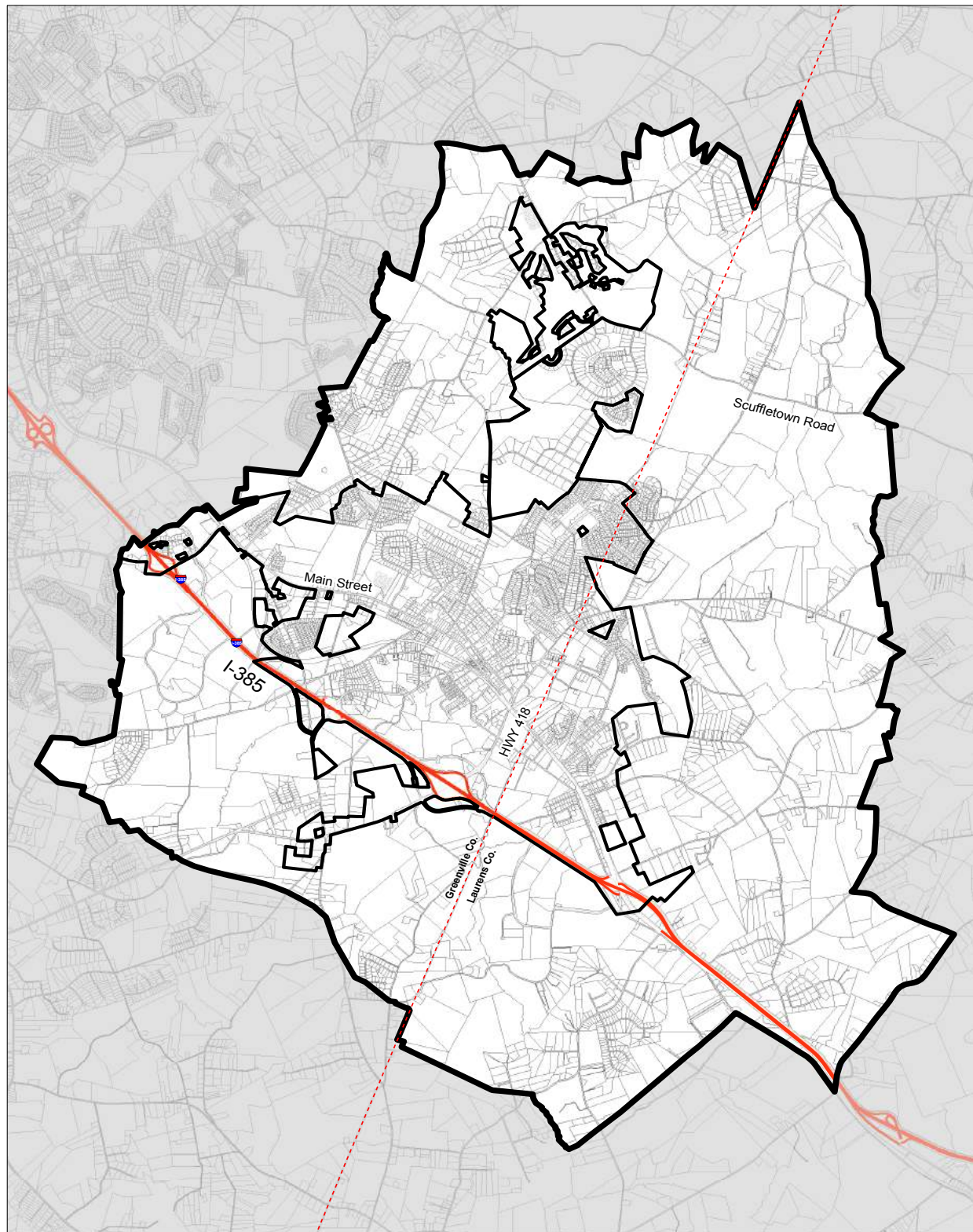


Input from the initial survey and first public meeting was compiled into a presentation which was presented to a joint meeting of the Fountain Inn City Council and Planning Commission. A version of this presentation was also given at the second public meeting which was held on Tuesday, May 24th, 2016. Attendees were asked to sign up for one of three taskforce groups which would meet over several months to discuss several issues in greater detail. These taskforce groups focused on Growth & Development, Public Safety & Enforcement, and Quality of Life. Each group developed a list of goals, objectives, and action items. The Quality of Life group also conducted a secondary survey specific to their purview. This survey received ninety-six (96) responses. Greenville County staff utilized these goals, objectives, and action items along with the public meeting input and survey results to develop a draft plan and several future land use plans for a final public meeting which was held January 26, 2017



Planning Boundary

The Planning Boundary explanation map can be found in the Appendix (p. 78)



Legend

- County Boundary
- Proposed Planning Boundary
- Fountain Inn Boundary
- I-385
- Parcels

0 0.5 1 2 Miles
3



CHAPTER 2: Population

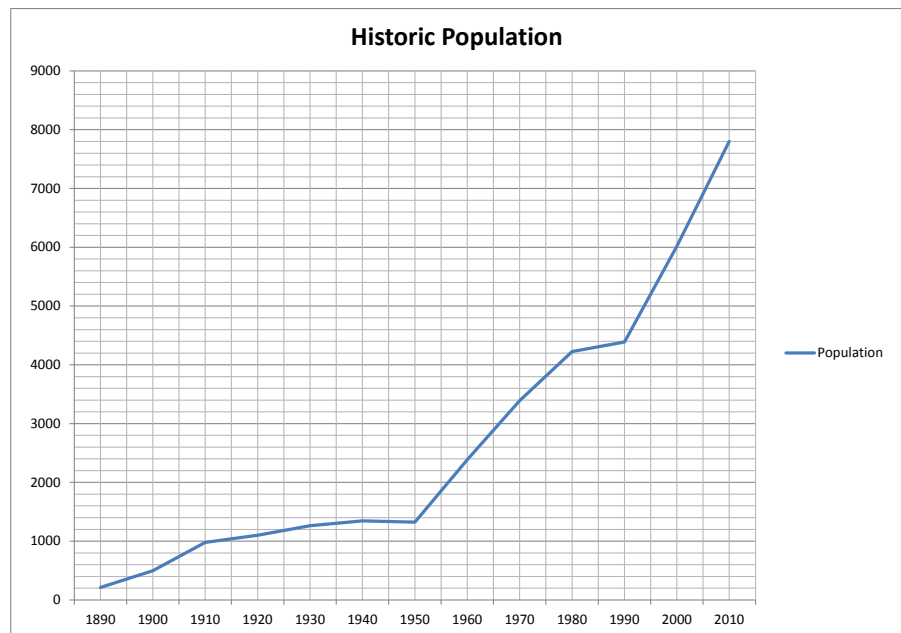
Summary and comparison with Greenville County

The City of Fountain Inn was chartered on Christmas Eve in 1886 with less than 200 people in the city limits. One-hundred and thirty years later the city has grown to more than 7,900 people. Like its bigger brother, Greenville, Fountain Inn grew around the textile industry. The Woodside Mill opened in 1897 and just three years later the city's population had grown to nearly five-hundred (497), and was a primary employer in the city in early in the 20th century.

The city is once again going through a major growth spurt. Since 1990, Fountain Inn's population has nearly doubled and forecasts indicate that this trend will not stop soon. Both Fountain Inn and Greenville County are growing at an exponential rate with the City of Greenville at the epicenter. Growth has slowly radiated south from Greenville decade upon decade first to the City of Mauldin then to the City of Simpsonville and now has the City of Fountain Inn in its sights.

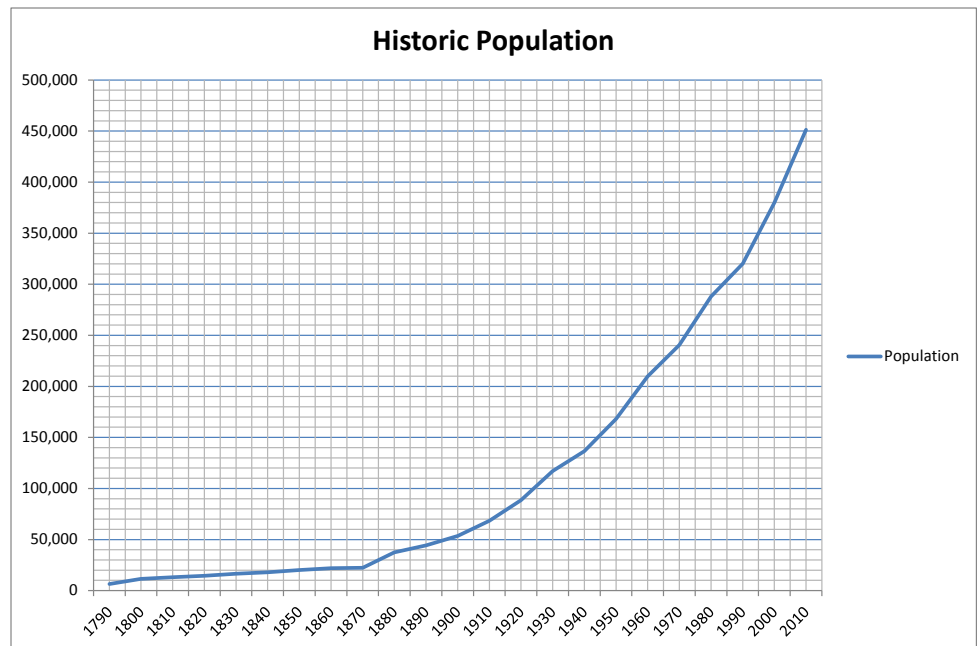
City of Fountain Inn

Year	Population
1890	212
1900	497
1910	979
1920	1,100
1930	1,264
1940	1,346
1950	1,325
1960	2,385
1970	3,391
1980	4,226
1990	4,388
2000	6,017
2010	7,799



Greenville County

Year	Population
1890	44,310
1900	53,490
1910	68,377
1920	88,498
1930	117,009
1940	136,580
1950	168,152
1960	209,776
1970	240,546
1980	287,913
1990	320,167
2000	379,616
2010	451,225



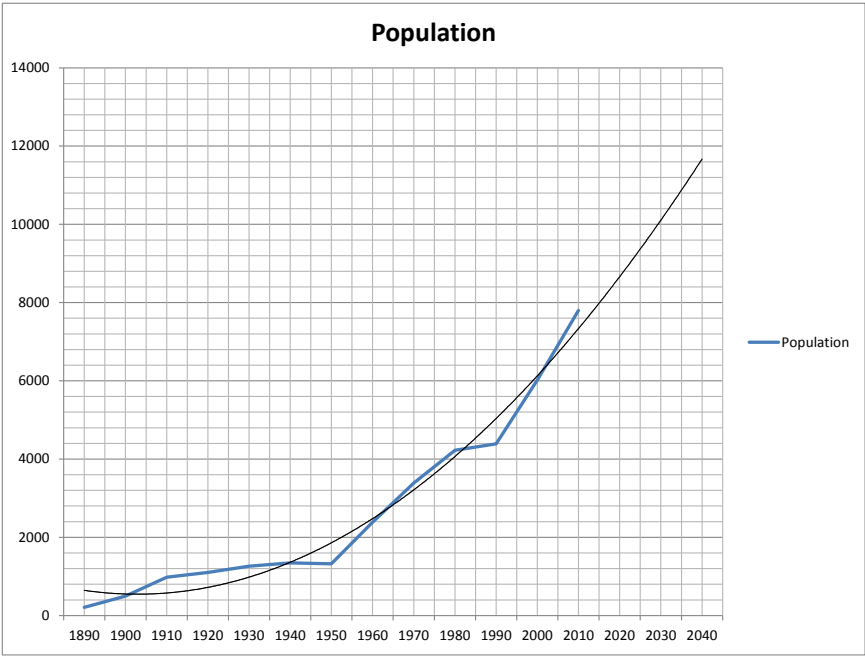
Population forecasting

The City of Fountain Inn's population is projected to grow. As more affordable housing stock is available in the area (to all demographic levels) and industries continue to locate nearby more and more people will be attracted to live in the area. Other attractions such as the city's quaint downtown and locally run recreation facilities and social clubs provide a quality of life that draws newcomers to the area.

In an effort to project the City of Fountain Inn's population several projections were completed. Two methods in particular provide both a conservative and an aggressive forecast for the city's population growth through 2040. The conservative model projects a population of 11,665 people will live in Fountain Inn by the year 2040 while the aggressive population projection model anticipates 17,800 people will live in Fountain Inn by the year 2040. More than likely the true number will fall somewhere between the two forecasts. The average 2040 population between both models is 14,733.

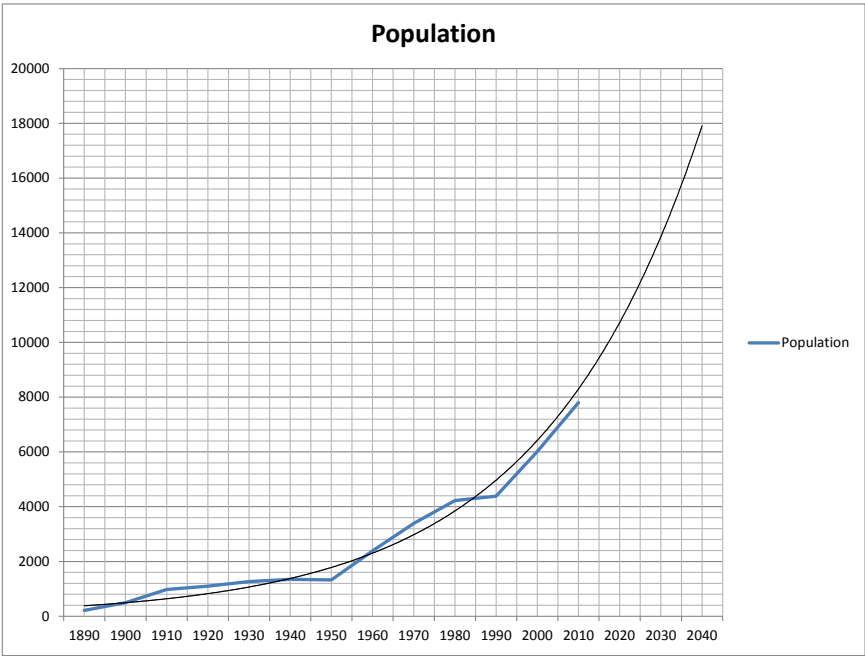
Conservative Forecast

Year	Population
2020	8,658
2030	10,102
2040	11,665

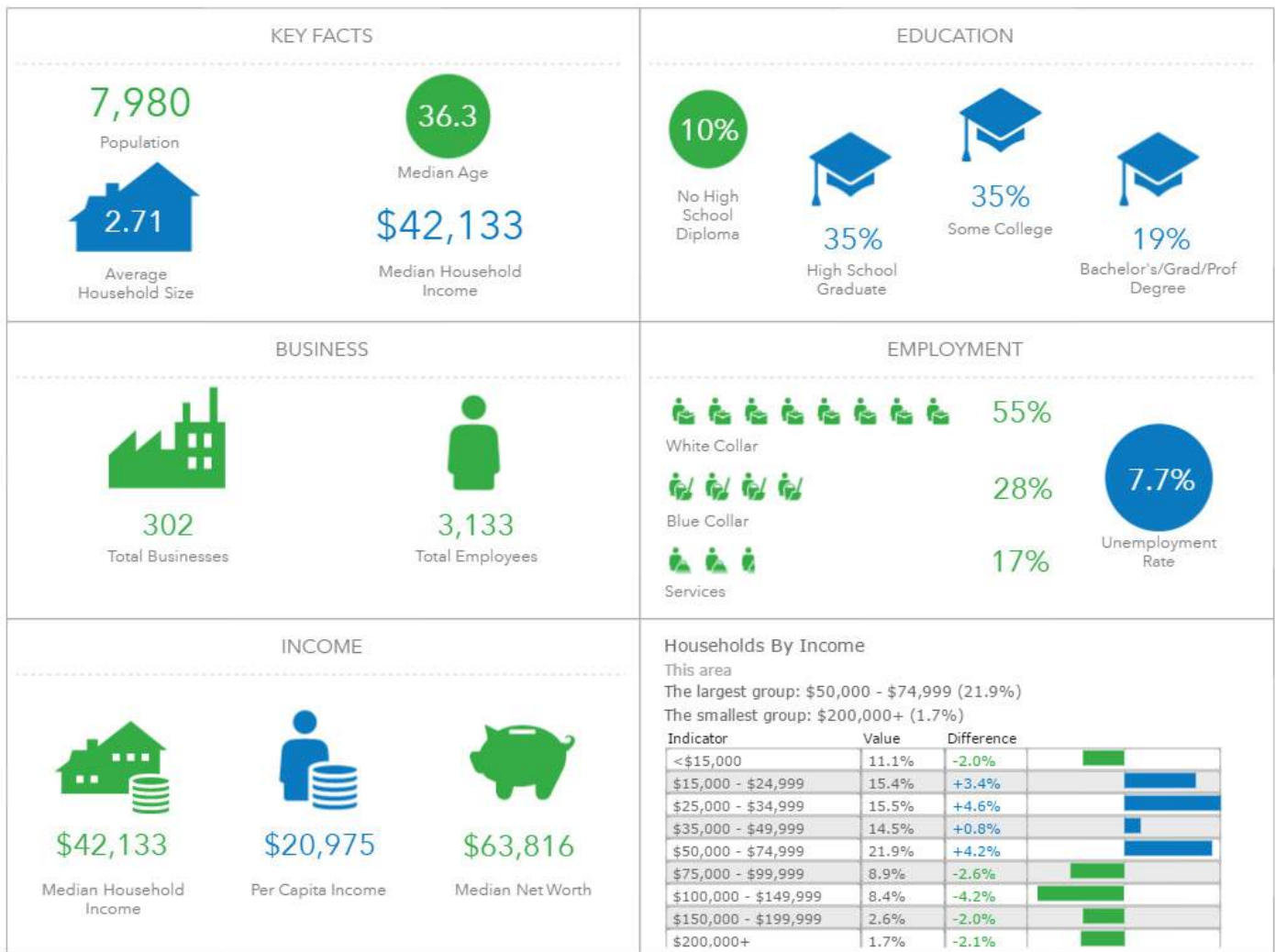


Aggressive Forecast

Year	Population
2020	10,600
2030	13,600
2040	17,800



Population At a Glance



* the total number of employees conflicts with the report in Chapter 10 due to a variability in data sources used in each section.

The infographic above provides for a solid overview of the city's general demographics which are more deeply explored later on in this chapter. The area's population is currently around 8,000 with 2.71 people living on average per household. Education levels seem to vary, but more than half of those employed in the area are employed in a job that would be considered white collar. Forty-five percent of those employed in the city work in blue-collar or service industries. The city currently has an unemployment rate of 7.7%, median household income of \$42,133, per capita income of \$20,975, and median network of \$63,816.

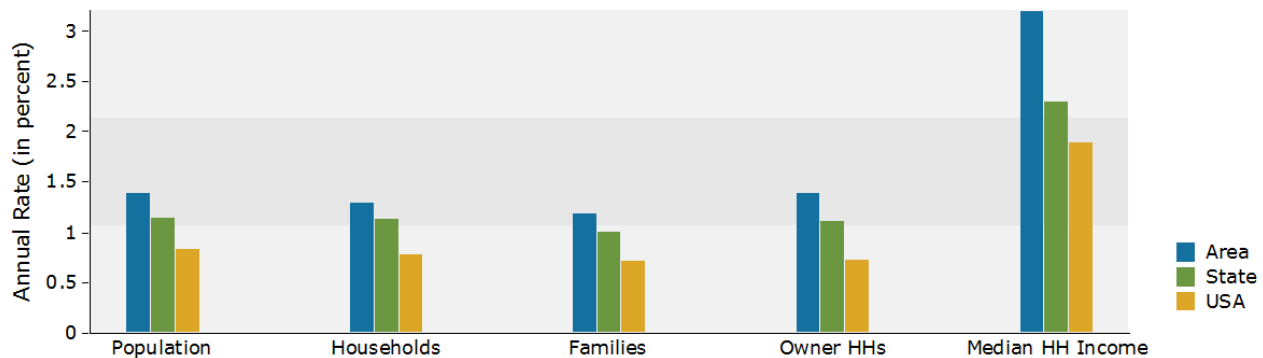
Fountain Inn's population is compared to Greenville County in the bottom-right section of the infographic above. Income brackets labeled with a blue bar indicate a higher representation of this income bracket than the county on a percentage basis. For example, Fountain Inn's population, which earns between \$25,000 and \$34,999 per year, is 4.6% higher than that same income bracket in Greenville County as a percentage of the respective total populations. Additionally, Fountain Inn's population, which earns between \$100,000 and \$149,999 per year, is 4.2% lower than that same income bracket in Greenville County as a percentage of respective total populations.

General Demographics

Summary	Census 2010	2016	2021
Population	7,449	7,980	8,556
Households	2,756	2,917	3,112
Families	1,964	2,053	2,177
Average Household Size	2.68	2.71	2.73
Owner Occupied Housing Units	1,946	1,998	2,141
Renter Occupied Housing Units	810	919	971
Median Age	35.4	36.3	37.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.40%	1.15%	0.84%
Households	1.30%	1.14%	0.79%
Families	1.18%	1.01%	0.72%
Owner HHs	1.39%	1.12%	0.73%
Median Household Income	3.21%	2.30%	1.89%

* The chart above is provided by ESRI data which is in line with our more conservative population estimate.

Trends 2016-2021



Growth Rate Comparison

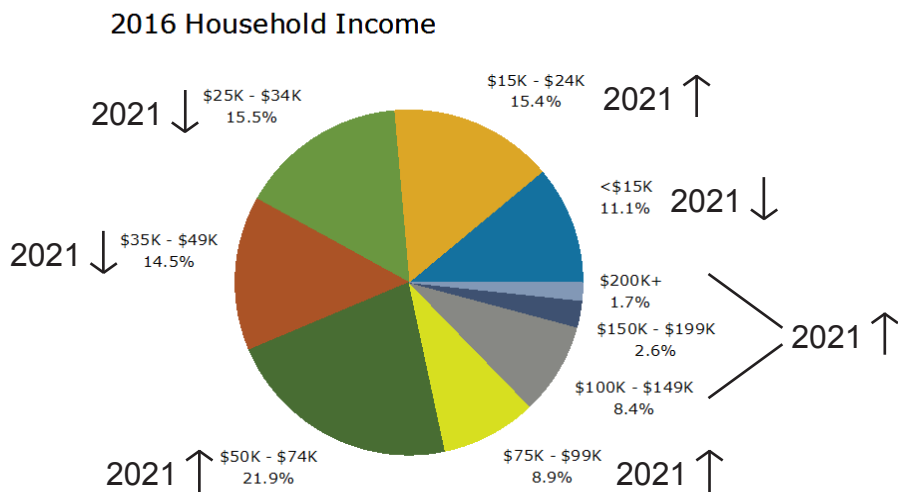
Fountain Inn's population is projected to grow nearly twenty-two percent (21.7%) faster than the state and sixty-seven percent (67%) faster than the national population growth rate between 2016 and 2021. Owner occupied households are growing twenty-four percent (24%) faster than the state and ninety percent (90%) faster than the national average during the same period. Finally, the Median Household income is on the rise. Fountain Inn's median household income is growing nearly forty percent (39.6%) faster than the state average and seventy percent (70%) faster than the national average.

By 2021 the median age for Fountain Inn's population will rise to 37.1 which is likely higher than the 2016 median age of 36.3 years old due to a growing aging population which is explored later in this chapter.

Of the 2,917 households who called Fountain Inn home in 2016, more than sixty-eight percent (68%) owned their home. This number is down slightly from 2010 by two percent but is projected to rise once more as the city's population grows.

Household Income

	2016		2021	
Households by Income	Number	Percent	Number	Percent
<\$15,000	324	11.1%	338	10.9%
\$15,000 - \$24,999	448	15.4%	558	17.9%
\$25,000 - \$34,999	452	15.5%	349	11.2%
\$35,000 - \$49,999	422	14.5%	322	10.3%
\$50,000 - \$74,999	639	21.9%	737	23.7%
\$75,000 - \$99,999	261	8.9%	308	9.9%
\$100,000 - \$149,999	246	8.4%	346	11.1%
\$150,000 - \$199,999	76	2.6%	97	3.1%
\$200,000+	49	1.7%	57	1.8%
Median Household Income	\$42,133		\$49,336	
Average Household Income	\$56,032		\$61,432	
Per Capita Income	\$20,975		\$22,855	



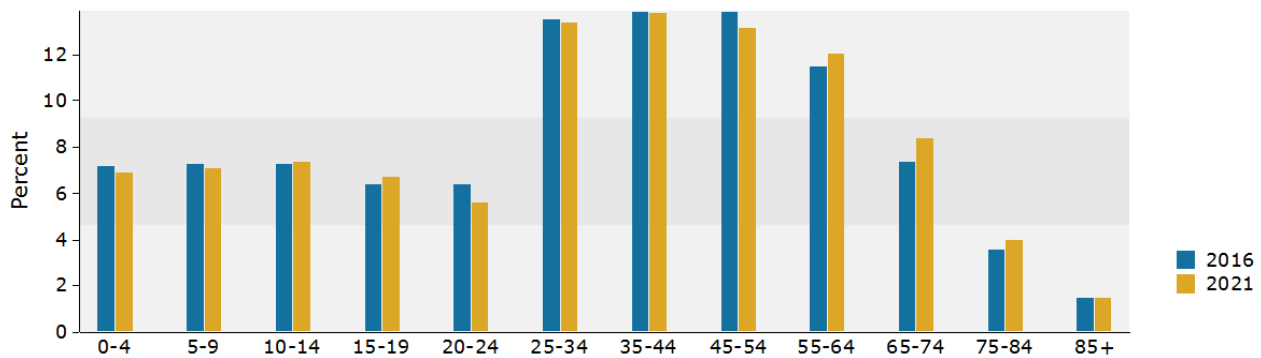
Over the coming years Fountain Inn will grow faster in every income bracket above \$50,000 per household than every bracket below with one exception. The \$15,000-\$24,000 per household per year bracket will also increase as a percentage of the city's population. By 2021 median household income will rise by more than \$7,000 to \$49,336 and the average household income will rise by more than \$5,000 to \$61,432.

The lowest income (<\$15,000 per household) and middle income (\$25,000-\$49,999 per household) population brackets will comprise a smaller portion of the city's total population as more and more upper middle income and higher income households make up portions of Fountain Inn's total population.

Population by Age

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	576	7.7%	575	7.2%	587	6.9%
5 - 9	576	7.7%	585	7.3%	607	7.1%
10 - 14	543	7.3%	582	7.3%	630	7.4%
15 - 19	518	7.0%	510	6.4%	569	6.7%
20 - 24	410	5.5%	513	6.4%	481	5.6%
25 - 34	1,056	14.2%	1,080	13.5%	1,147	13.4%
35 - 44	1,124	15.1%	1,107	13.9%	1,178	13.8%
45 - 54	1,044	14.0%	1,111	13.9%	1,129	13.2%
55 - 64	760	10.2%	920	11.5%	1,039	12.1%
65 - 74	468	6.3%	590	7.4%	715	8.4%
75 - 84	262	3.5%	288	3.6%	344	4.0%
85+	110	1.5%	118	1.5%	129	1.5%

Population by Age

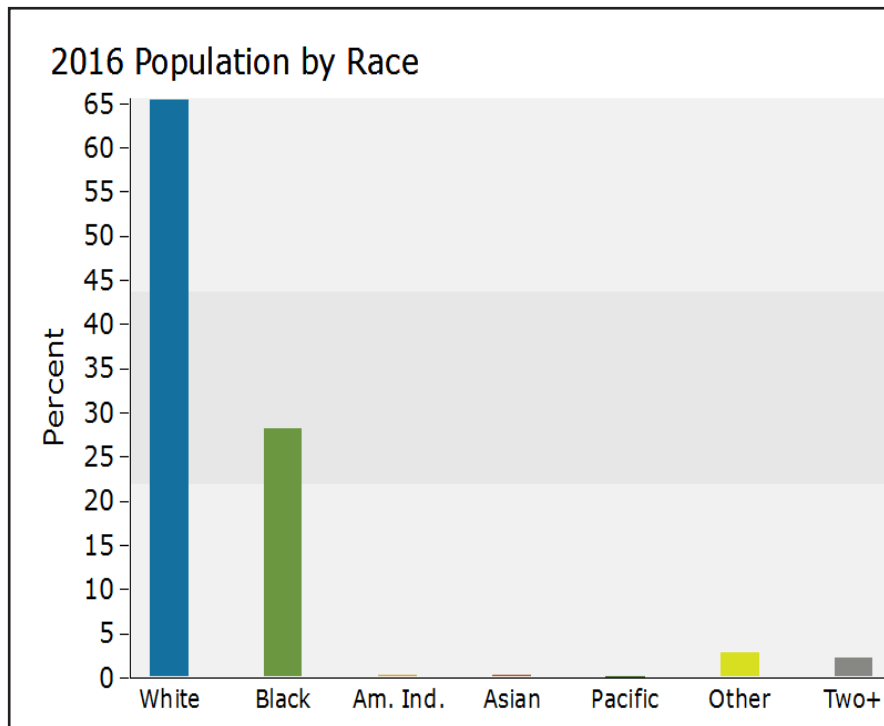


As Fountain Inn grows, certain age groups will grow at slightly different rates. Young adult (15-24) and young family (25-44) age segments will remain the same proportion of Fountain Inn's total population while the maturing family (45-55) population will experience a small decrease in comparison with other age groups growth. The senior citizen population (55+) will experience the most significant growth rates over current populations by the year 2021. However, even the highest projected proportion increase is projected at little more than one percent above today's age segment population proportion. These changes will be barely noticable if housing needs and quality of life services are able to keep pace with the general population growth.

The largest portion of the populations will continue to be "family age" adults between twenty-five (25) and fifty-five (55), and a strong adolescent population while current "family age" citizens will continue to age. The population older than fifty-five (55) is the tail-end of the Baby Boomer generation was the largest generation nationally until 2016 when the Millennial generation (age 20-36 in 2017) overtook them. In the Fountain Inn area, however, the Millennial population is steadily growing while the Baby Boomer and Traditional generations are projected to grow faster as a percentage of the total population.

Race and Ethnicity

	Census 2010		2016		2021	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,980	66.9%	5,231	65.6%	5,525	64.6%
Black Alone	2,080	27.9%	2,254	28.2%	2,416	28.2%
American Indian Alone	26	0.3%	31	0.4%	35	0.4%
Asian Alone	26	0.3%	33	0.4%	41	0.5%
Pacific Islander Alone	7	0.1%	12	0.2%	15	0.2%
Some Other Race Alone	182	2.4%	225	2.8%	274	3.2%
Two or More Races	148	2.0%	194	2.4%	249	2.9%
Hispanic Origin (Any Race)	435	5.8%	535	6.7%	660	7.7%



CHAPTER 3: Housing

Development Activity

Fountain Inn is currently experiencing a major influx of housing developments. Single family and multi-family uses alike are expanding their development into the area. Some of the new housing is addressing a market need (namely higher end or more expensive housing demand - \$200,000 or higher). Other available housing stock in the lower to moderate income range seems to be becoming more scarce in the area even as this demographic grows. This chapter considers current development trends and analyzes future development needs as well as housing affordability components such as transportation costs.

Subdivisions platted after 2006



Name	Acres	Lots	In city limits
Carolina Trail (cluster)	41.5	74	Yes
West Farm	39.7	96	Yes
Village at Fountain Inn	23	65	Yes
Lakeview Chase Townes	5.9	52	Yes
West farm II	11.06	32	Yes
Satterfield Pointe	24.35	32	No
Fountain Brook Phase 3	15	45	Yes
Jones Mill Crossing	46	136	Yes
The Oaks at Gulliver	16.93	51	Yes
The Oaks at Hunter	100	125	Yes

Housing approved in the Last 5 Years

Year	Name	Zoning	Density	Allowable density (units/acre)	Acres	Units	Development type	Price point (hundred thousand)
2016	Garrett Street	R-7.5	N/A	5.8	15.2	N/A	single-family detached	N/A
2016	Timberland Trail	PD	1.6	1.7	37.8	64	single-family detached	From the \$200,000s
2016	Oaks at Hunter	FRD	1.25	1.25	100	125	single-family detached	From the \$330,000s
2015	West Farm II	R-12	2.9	3.6	11.06	32	single-family detached (cluster)	From the mid \$200,000s
2015	Oaks at Gulliver	R-12	3	3.6	16.93	51	single-family detached (cluster)	From the \$200,000s
2015	The Palisades of Fountain Inn	R-M	14.5	14.5	27.3	396	multi-family	market rate
2015	Lakeview Chase Town Homes	C-2	8.8	14.5	5.9	52	town homes (single-family attached)	~\$180,000
2015	The Village at Fountain Inn	PD	2.8	4	23	101	single-family detached	From the \$200,000s
2015	Jones Mill Crossing	PD	2.9	3	45.8	136	single-family detached	From the \$200,000s
Ongoing	Fountain Brooke (Phase 3)	R-7.5	3	5.8	15	45	single-family detached	From the mid \$100,000s

* These numbers reflect the housing developments which were approved in the five years prior to the development of this plan. These developments may or may not have begun/completed construction upon the review of this document.

Fair Market Rent (Multi-family) per month

Area	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Greenville-Mauldin-Easley, SC HUD	\$501	\$613	\$729	\$963	\$1196
Laurens County, SC HUD Metro FM	\$477	\$480	\$643	\$803	\$881
Average	\$489	\$546.5	\$686	\$883	\$1038.5

*US Department of Housing and Urban Development

*subject to adjustment annually

Fair Market Rent (Multi-family) per month

		2016		2021	
Housing Units by Occupancy Status and Tenure	Percent	Number	Percent	Number	Percent
Total Housing Units	100.0%	3,135	100.0%	3,325	100.0%
Occupied	91.8%	2,917	93.0%	3,112	93.6%
Owner	64.8%	1,998	63.7%	2,141	64.4%
Renter	27.0%	919	29.3%	971	29.2%
Vacant	8.2%	218	7.0%	213	6.4%
		2016		2021	
Owner Occupied Housing Units by Value		Number	Percent	Number	Percent
Total		1,997	100.0%	2,140	100.0%
<\$50,000		259	13.0%	194	9.1%
\$50,000-\$99,999		430	21.5%	334	15.6%
\$100,000-\$149,999		689	34.5%	606	28.3%
\$150,000-\$199,999		256	12.8%	336	15.7%
\$200,000-\$249,999		150	7.5%	286	13.4%
\$250,000-\$299,999		54	2.7%	125	5.8%
\$300,000-\$399,999		31	1.6%	65	3.0%
\$400,000-\$499,999		43	2.2%	59	2.8%
\$500,000-\$749,999		32	1.6%	52	2.4%
\$750,000-\$999,999		1	0.1%	12	0.6%
\$1,000,000+		52	2.6%	71	3.3%
Median Value		\$122,460		\$144,719	
Average Value		\$167,414		\$207,582	

Owner-Occupied Housing Units by Mortgage Status		
Total	1,944	100.0%
Housing units with a mortgage/contract to purchase/similar debt	1,411	72.6%
Second mortgage only	44	2.3%
Home equity loan only	66	3.4%
Both second mortgage and home equity loan	11	0.6%
No second mortgage and no home equity loan	1,290	66.4%
Housing units without a mortgage	533	27.4%
Average Value by Mortgage Status		
Housing units with a mortgage	\$139,135	
Housing units without a mortgage	\$247,426	

Future housing needs

According to population forecasts, the city will experience a significant growth in the senior citizen and elderly populations who may need to transition from larger homes and lots to smaller single floor residences. Additional assisted care facilities will also be required as the city's population ages. Developing additional housing stock for seniors should be a priority in this area.

The Fountain Inn area is very popular as a relocation site for young white collar professionals who desire premium housing stock (Owner occupied homes of \$150,000+). Comparatively, lower real estate prices generally allow young families and individuals to purchase larger or higher end homes in this area that may not be an economic option in the more developed areas in the region which demand a higher price. This housing segment will need to grow in order to accommodate new demand in this market segment since only 18.3% of homes in the area currently are valued at \$200,000 or more.

Additionally, affordable housing options (owner occupied homes less than \$150,000 and rental units) must grow in the future in order to provide housing options for those who work lower wage jobs in and around the city and would like to live close to work but simply cannot find affordable housing options nearby. Currently, Fountain Inn is missing the potential economic impact these workers would have on the city's businesses if they were in town more than their working hours.

Housing affordability

Housing affordability has traditionally been defined by how much of a household's income is devoted to the housing unit rent or mortgage payment and associated maintenance. It is important to consider more than this. Transportation costs are often directly correlated with where the selected housing unit is located. Is the unit located such that one can walk to the store, work, or community events or will the household need to drive/take the bus? These are questions that directly affect the household's net income available for other living expenses.

Transportation costs can easily offset savings in housing costs if there are fewer transportation options which increase costs or the travel distance necessary to reach employment, healthcare, education, and everyday amenities increases transportation costs. According to the Federal Highway Administration sixty-nine percent (69%) of communities are affordable under the conventional definition (housing costs < 30% of income), only thirty-nine percent (39%) are affordable using a comprehensive definition (combined housing and transportation costs < 45% of income).

Review of the six census block areas which comprise the Fountain Inn study area revealed that the average median com-

mute distance for the area is 14.47 miles and more members of households which own their home commute (1.21 commuters per household) than household members who are renters (0.94 commuters per household). Eight housing affordability profiles were developed which calculated housing and transportation costs as a percentage of the profile's income. Household size, how many commuters in the household, and how many vehicles each profile might own were also calculated. (available in the Appendix, p. 88-89)

Only two profiles met the 45% affordability threshold. Those profiles had incomes between \$61,000 and \$69,000. Every other profile failed the affordability test ranging from housing and transportation costing a household of two making \$36,689 per year 54% of their income to a single commuter making \$11,720 per year with a housing and transportation cost of 124% of their annual income (this scenario usually results in the individual not traveling far due to an effort to control transportation costs or even not working). Even the "family of four" profile making \$45,861 (equal to the area median income) per year with two commuters pays more than 57% of their income on housing and transportation in this area.

Solutions

A family of four needs to earn roughly thirty-five percent (35%) more income than the area median income of \$45,861 in order to meet the housing affordability standard. What does this mean for everyone else? Several things may be done in order to make living in the Fountain Inn area more affordable for moderate to low income household. Firstly, attracting more employment opportunities into the area would reduce the average commuting distance if these new businesses hire locally. A reduction in commuting distance will reduce transportation costs and ultimately reduce the cost to live in the area. Secondly, the city could work with alternative transportation providers in order to provide new or expanded public transportation options. This would allow moderate to lower income households to travel without owning as many cars which will also reduce their transportation costs and ultimately improve the affordability of living in the Fountain Inn area. Finally, the city could reduce housing costs by allowing some higher density or subsidized development. This would pass along monthly cost savings to moderate and lower income households thus increasing the area's affordability by reducing the housing costs.

Conversely, Fountain Inn's housing cost reduction and transportation cost increase relative to housing options closer to the City of Greenville seem to balance each other for households earning one-hundred and thirty-five percent (135%) the area median income of (\$45,861). This means such a demographic can be attracted to Fountain Inn with little to no additional investment such as new employment or transportation opportunities and the cost of living in the area will remain affordable.

Another way to make life in Fountain Inn more affordable is to reduce trip distance to necessary services. According to the SC Housing Finance Authority access to certain services as more valuable than others. SC Housing prioritizes the location of affordable housing based on proximity to the following community services within 1 miles of the site:

Highest Value Service:

- Full service grocery store

Other Services:

- Pharmacy or Drug Store
- Convenience Store and Gas Station
- Public Park or Playground
- Walking/biking trail
- Recreation Center/Senior Center
- Library



Housing Units by Year Structure Built		
Built 2010 or later	297	8.66%
Built 2000 to 2009	756	22.05%
Built 1990 to 1999	961	28.03%
Built 1980 to 1989	404	11.78%
Built 1970 to 1979	338	9.86%
Built 1960 to 1969	234	6.82%
Built 1950 to 1959	241	7.03%
Built 1940 to 1949	80	2.33%
Built 1939 or earlier	118	3.44%
Total		100%

Housing tables explained

As is evident from the chart above, most of the housing stock in Fountain Inn has been built since 1990 when the area's population growth began to grow nearly exponentially. Many of these new homes are in single-family subdivision developments. All of the city's current single family subdivisions are listed in the table to the right.

The largest of these neighborhoods by number of units will be Fountainbrook which will eventually have five-hundred and eight (508) individual units. Country Gardens is another large neighborhood with five-hundred (500) individual units. Combined with Eagle Watch (both phases) these three R-7.5 (7,500 sq ft minimum lot size) residentially zoned subdivisions account for more than forty percent (40%) of the single family housing units in the City of Fountain Inn.

These tables will continue to grow as units are built out in the new neighborhoods which were approved in the last five years.

City of Fountain Inn Single Family Housing Inventory		
*only includes detached single family		
Name	Status	
Belmont	Existing	29
Bryson Crossing	Existing	70
Campbell Heights	Existing	15
Country Chase	Existing	127
Country Gardens	Existing	500
Crestview	Existing	37
Eagle Watch I & II	Existing	173
Forrest Creek	Existing	39
Fountainbrook	Existing & New	508
Friendship Heights	Existing	95
Garrett Springs	Existing	49
Harmony Circle	Existing	8
Inn Circle	Existing	40
Jones Mill Crossing	New	136
Kings Court	Existing	94
Lakeview Terrace (annexed)	Existing	22
Mill Hill	Existing	64
Mill Hill Phase II	Existing	30
Oaks at Gulliver	New	51
Oaks at Hunter	Planned	125
Parks Grove	Existing	117
Quail Run	Existing	72
Sanctified Hill	Existing	65
Stonewood	Existing	47
Sunset Court	Existing	34
Timberland Trail	Existing	64
Village of Fountain Inn	New	101
Tucker Branch	New	59
West Farm	Existing	94
West Farm Phase II	New	32
Whisper Walk	Existing	18
TOTAL		2915

Multi-family Housing Options in Fountain Inn

Multi-family housing options have traditionally been less available than single family homes (including single-family attached townhomes as multi-family housing). The city currently offers just under three-hundred and fifty (350) multi-family housing units with another three-hundred and ninety-six (396) market rate apartments in development and fifty-two townhomes also in development. If new developments are counted, then the total multi-family residential housing inventory totals seven-hundred and ninety-five units which is less than a third than the single family detached units provided in the city and barely more than twenty-one percent (21%) of the total housing stock provided in the area.

As this area continues to become more attractive to young professionals and young families seeking to relocate near their new industrial jobs which will be located nearby, additional multi-family options will become necessary. Many local industries are based in foreign companies or elsewhere in the country and often require housing for workers they have working temporarily in the area. Apartment rentals may be an attractive option for these corporate clients as opposed to long-term hotel stays.

City of Fountain Inn Apartment Inventory		
Name	Status	Units
Armstrong Apartments	Existing	40
Bates Street	Existing	8
Bentwood Town Homes	Existing	16
Bland Apartments	Existing	14
Craine Apartments	Existing	8
Curry Apartments	Existing	10
Fairview Street Apartments	Existing	16
Fountain Arms Apartments	Existing	50
Fountain Hills Apartments	Existing	50
Lakeview Chase Townes	Planned	52
Oak Tree Apartments	Existing	15
Palisades	Planned	396
Quail Hill Apartments	Existing	16
Valley View Apartments	Existing	42
Woodlot Apartments	Existing	48
Woodside Apartments	Existing	14
TOTAL		795



CHAPTER 4: Natural Resources

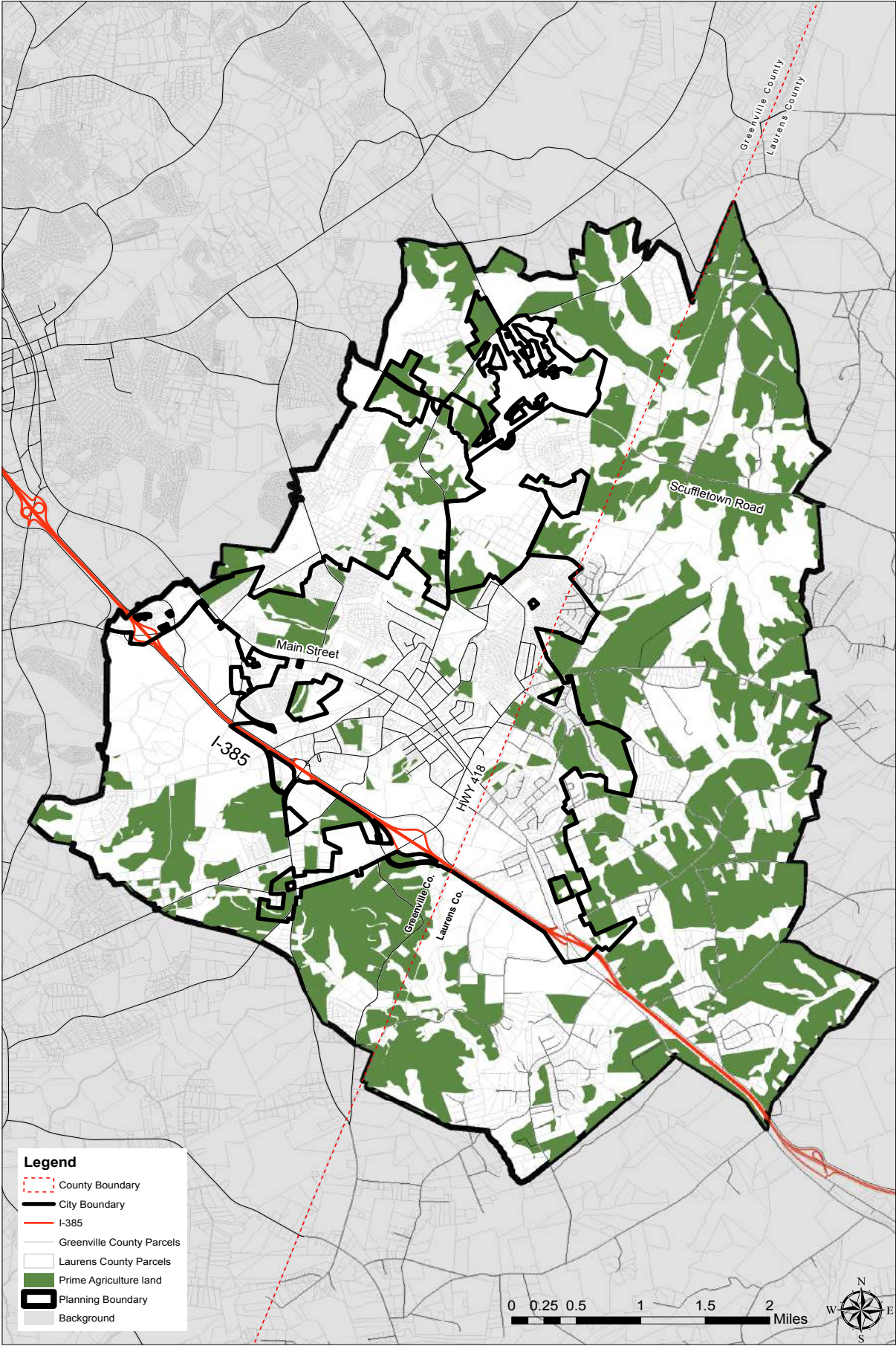
Existing Conditions

Topography and Soils

The City of Fountain Inn is located in the Piedmont region of South Carolina which is generally hilly, with thin, stony clay soils and only a few areas suitable for farming. This region was once farmed, but poor farming practices led to erosion and the exposure of red clay which is not good for farming. Most of the Fountain Inn area, however, consists of very good soil for agriculture. The primary soil type is a Cecil Series sandy loam which is a deep, well drained moderately permeable soil layer formed in residuum weathered from felsic, igneous and high-grade metamorphic rocks of the Piedmont uplands. Such soils exist in slopes ranging from zero to twenty-five percent. This and other well drained soils make up a large portion of the planning area (4,455.91 acres of prime agriculture land) and are well suited for agricultural cultivation and pasture land. In the northern portion of the study area sizeable rock layers approach the surface making development and agriculture more difficult and in some cases impossible.



Fountain Inn Prime Agriculture Land



Basins & Floodplain

Several major creeks divide the study area and define where rainwater will flow when it is received. Small tributaries throughout each basin connect eventually to South Rabon Creek, North Rabon Creek, or Durbin Creek. South Rabon Creek extends south from just above the intersection of N. Main Street and Harrison Bridge road to the north and continues to the east and south bounded by Wham Rd., Interstate I-385, and Fairview Street. Directly to the east of this boundary, the North Rabon Creek basin begins. The North Rabon Creek basin runs north along Georgia St. then turns to follow Main Street until its intersection with Interstate I-385. Nearly all of the study area north of the two Rabon Creek basins comprises the Durbin Creek basin.

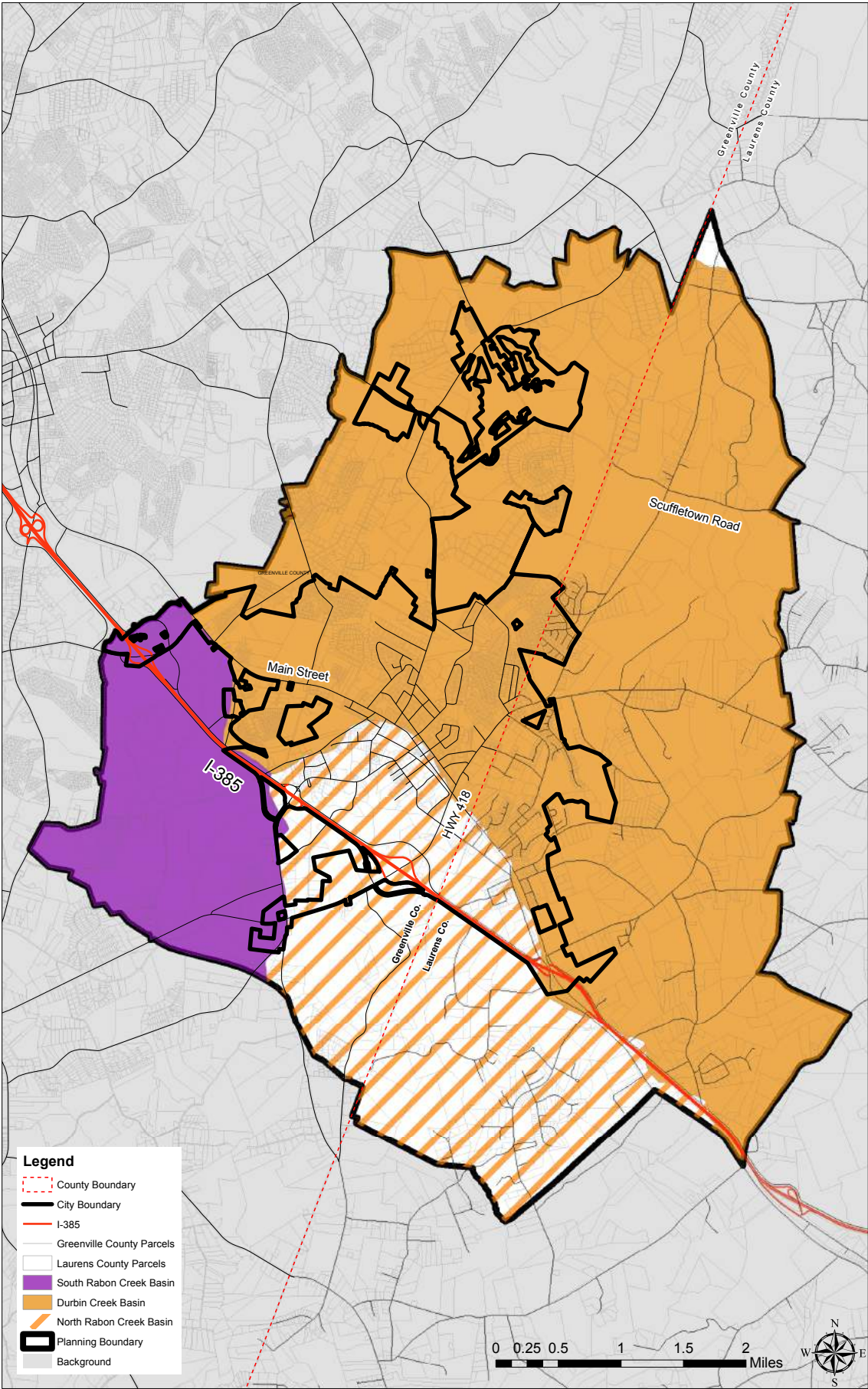
Several main creek branches and their tributaries in the study area exhibit significant flood zones. Payne Branch Creek in the South Rabon Creek basin, Fountain Inn/Stoddard Creek in the North Rabon Creek basin, Howard Branch, South Durbin, Little Durbin, and Durbin Creek exhibit significant floodplain which is generally located adjacent to prime agricultural properties. Finally, with the exception of South Durbin Creek all of the above referenced creek branches and tributaries lie at the bottom of steep slopes.

Additional Significance

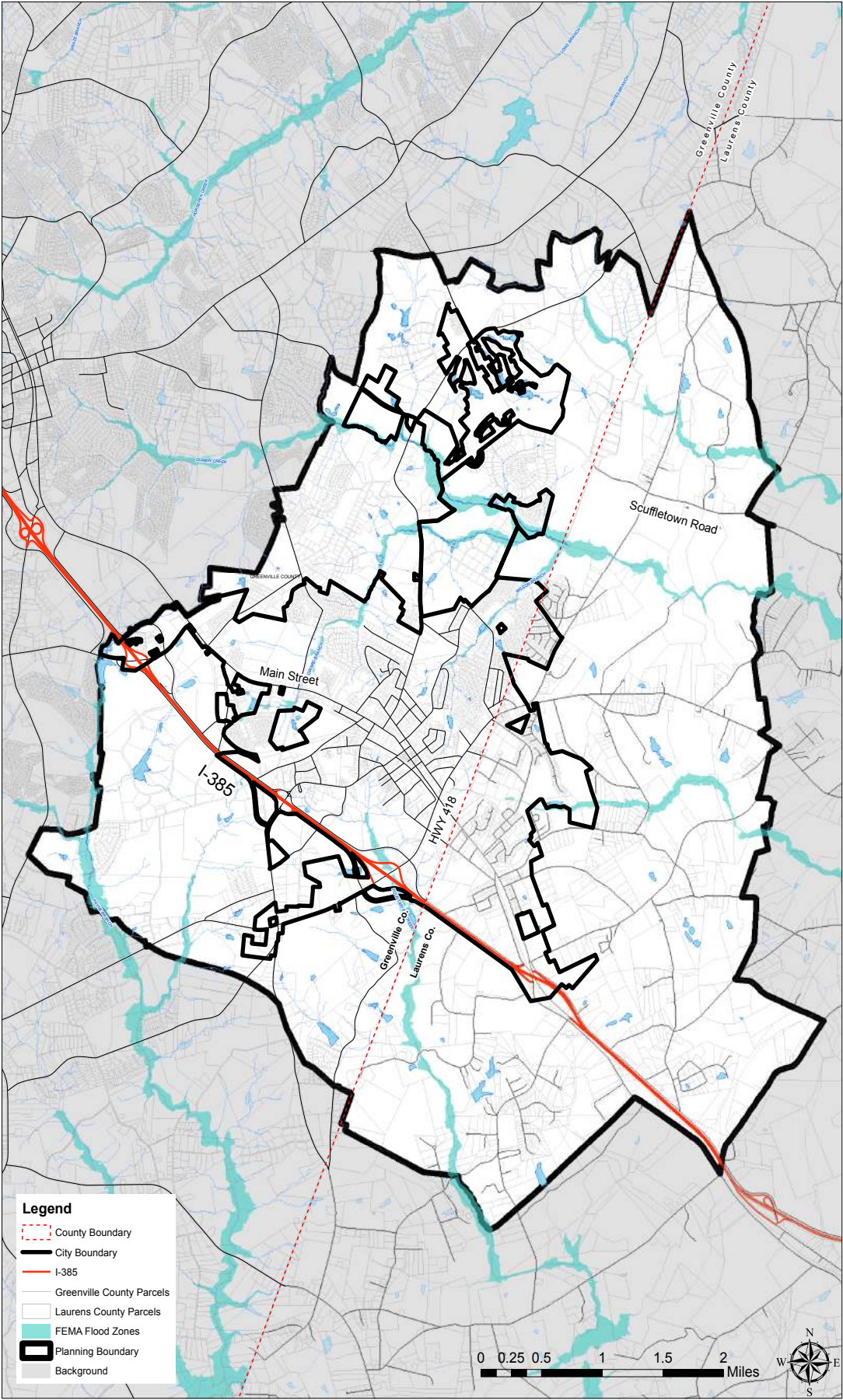
Creek basins are significant beyond their ecological importance. Since creek basins represent topological changes and the general flow of water, creek basins also indicate where new gravity line sewer may be located. Additionally, these basin boundaries represent barriers to existing sewer lines since sewer pump stations are costly and necessary for an existing system to serve property on the opposite side of a creek basin boundary.



Fountain Inn Creek Basins



Fountain Inn Floodplain and Water Bodies



Environmental Hazards

One federal superfund site exists in the Fountain Inn area. The Superfund site map shows where the Beaunit Corp Circular Knit & Dyeing Plant (former Wilson Plant) is located. This site is not within the city limits but is wholly surrounded by the city of Fountain Inn

Beaunit Corp Circular Knit & Dyeing Plant (former Wilson Plant):

The 1.3-acre site is located along Valley View Road in northwest Fountain Inn, 15 miles southeast of Greenville. The site includes an abandoned, unlined former wastewater lagoon and the surrounding area. Residential areas, forested land and commercial businesses border the site to the north. Industrial facilities border the site to the south. Forested land, an industrial facility and residential areas border the site to the east. Valley View Road, forested land and residential areas border the site to the west. From 1951 to 1977, the knitting, dyeing and finishing plant disposed of wastewater from its operations in the lagoon on site. The plant transported wastewater to the lagoon and wastewater treatment structures through a pipeline. In 1977, the plant connected to the municipal sewage system and stopped using the lagoon. In 1980, parties demolished the wastewater treatment structures and partially filled in the lagoon with demolition debris and soil. Wilson Sporting Goods, a sporting goods manufacturer located next to the site, also disposed of non-hazardous materials from their operations at the site. In 1990, the EPA listed the site on the National Priorities List (NPL). Currently, the site is not in use. Fencing and locked gates control access to the site.

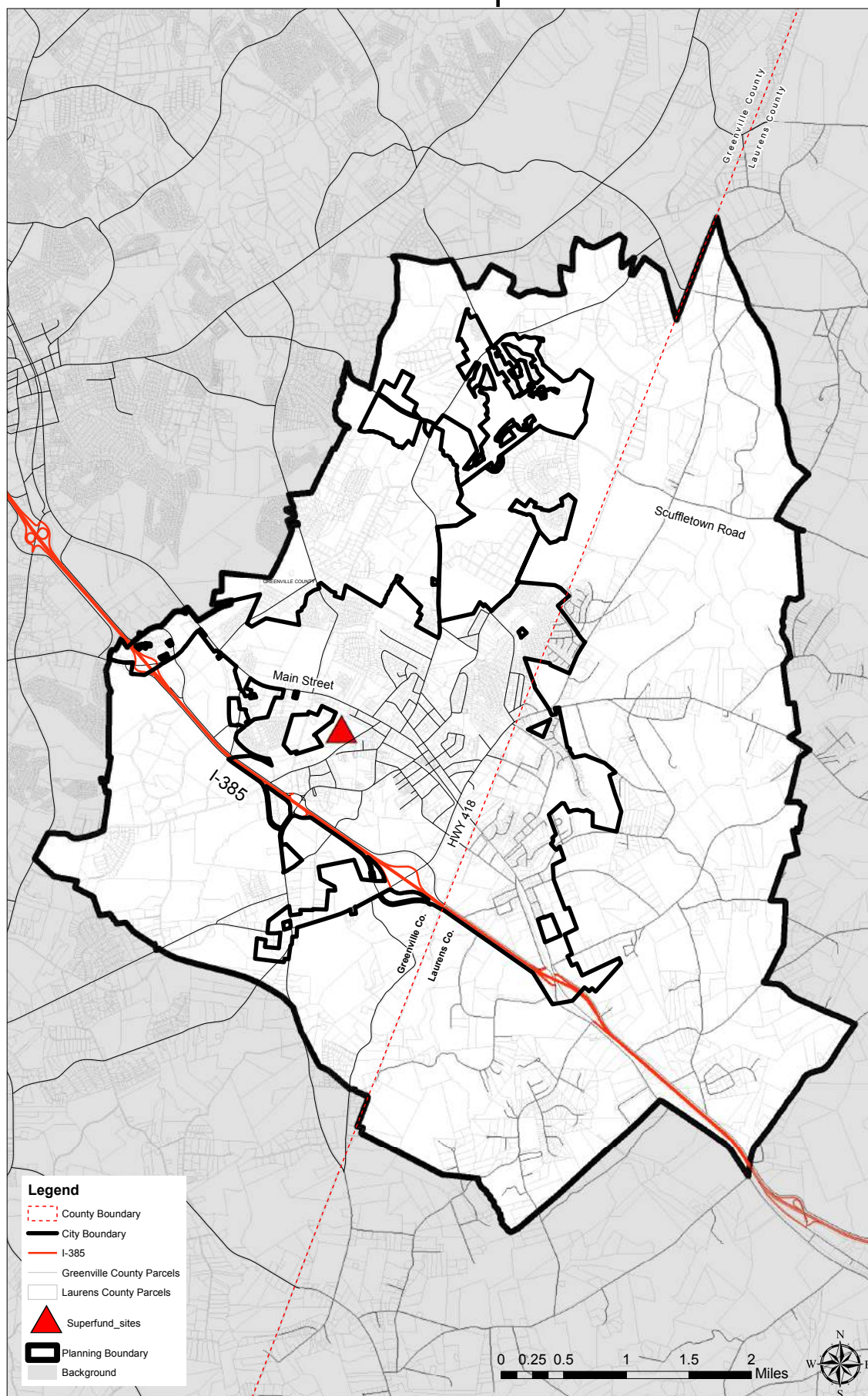
Additional information may be found here:

(https://cumulis.epa.gov/supercpad/cursites/dsp_ssppSiteData1.cfm?id=0403224#Why)

(Citation: Environmental Protection Agency)



Fountain Inn Superfund Site



Natural Areas and Open Space

The Fountain Inn area hosts many natural wildlife populations and habitats but there are very few legally protected areas which leaves these populations and habitats vulnerable to uncoordinated development or environmental contamination. According to the initial public survey protecting water and air quality, providing opportunities for wildlife viewing and nature walks, protecting wildlife habitat, diversity and the abundance of wildlife populations are of the upmost concern. In fact, while there is strong support for industrial growth, respondents emphasized that any growth should occur under strict environmental review.

Preservation of natural areas, wildlife populations, and their habitats may be achieved by designating areas within the planning area for conservation. It is important to conserve connected open space with limited disturbance in order to preserve the wildlife populations and their habitat. The Rural Conservation section in Chapter 5: Land Use further explores options to implement this concept.



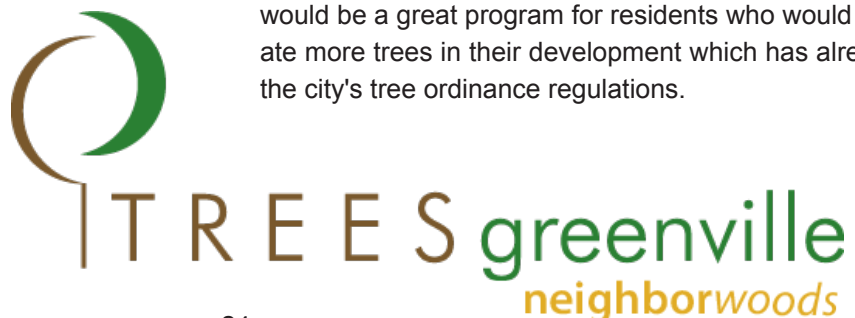
Trees

Urban and rural forestry are essential to the livability of the city and quality of life. Communities with a healthy urban forestry program seem more inviting, authentic, and appealing. In downtown areas this can help to increase foot traffic for businesses and festivals. Residential areas with significant heritage trees are often sought out due to the character provided by a mature tree on these lots versus a nearly bare lot. Additionally, trees are vital to the air quality in our environment since they filter the air we breathe and replenish our atmosphere with oxygen while removing carbon dioxide.

Fountain Inn has a strong tree ordinance and has a long track record, fourteen years, as a Tree City USA community. This designation is given to communities who have a tree ordinance, urban forestry board, and spend at least \$2.00 per capita on community forestry (tree planting, pruning, and general tree care).

Additionally, city residents could supplement public forestry efforts by participating in public programs such as Trees Greenville's "Neighborwoods" program which works with individual neighborhoods to provide, educate, and help plant trees on

a sliding scale cost (free to low-moderate income communities) on individual properties if the owner so wishes. This would be a great program for residents who would appreciate more trees in their development which has already met the city's tree ordinance regulations.

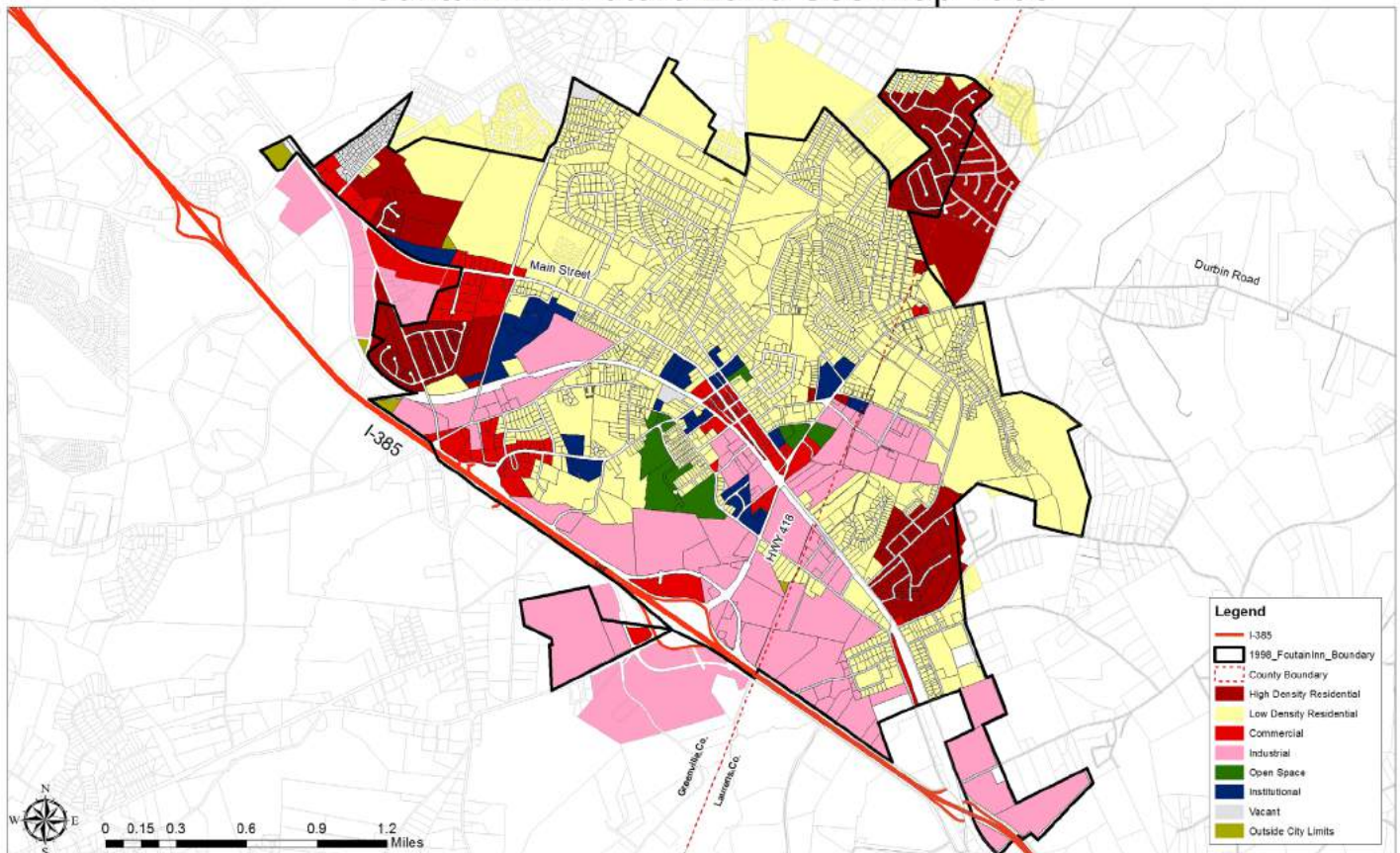


CHAPTER 5: Land Use

Previous Future Land Use Map

The last officially adopted Future Land Use map was adopted in 1998. Since this time, the city has experienced significant growth by annexing property into the city limits. The 1998 Future Land Use map has been recreated with current parcel data and included herein.

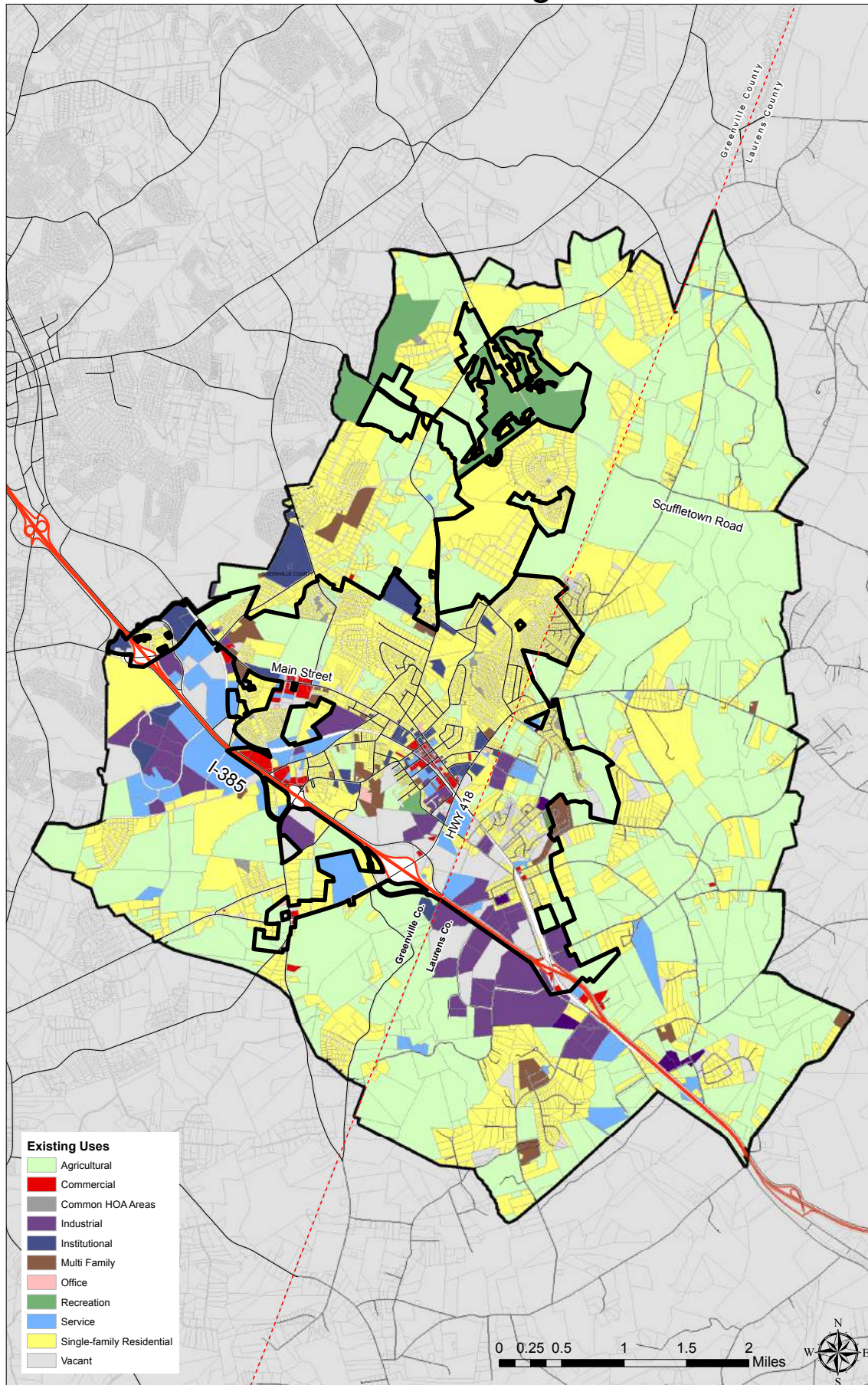
Fountain Inn Future Land Use Map 1998



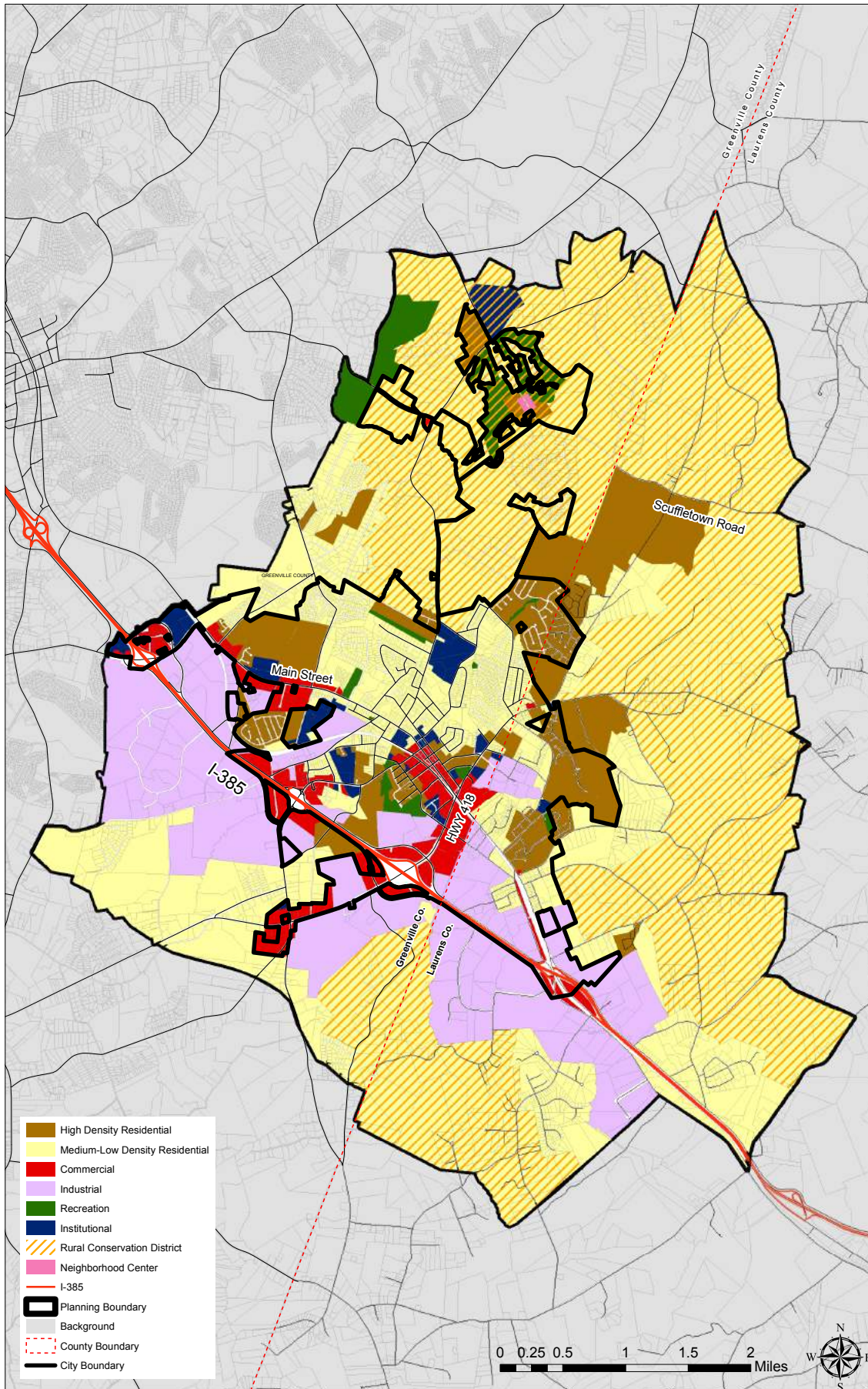
Existing Land Use Map

The existing land use map is a comprehensive analysis of the Fountain Inn planning area. Each parcel on the Greenville County portion of the study area has been assigned to a use based on its land use code with Greenville County. No such coding system was available for parcels in Laurens County. Staff conducted a visual survey to designate each parcel individually. It should be noted that many uses on the Greenville County side of the planning area are designated as a “service” use instead of an Industrial use. This has to do with the current business’ use designation. Many of the uses in Southchase Industrial park, along Georgia Street, on Hwy 418, and along Hughes Street are designated as varying intensities of “Warehousing.” This use is allowed in both Industrial zones as well as Service zones but for the purposes of the Existing Land Use map it is important to draw the distinction which has been done here.

Fountain Inn Existing Land Use



Fountain Inn Future Land Use



Future Land Use map explained

High Density Residential

Definition: High Density Residential is equivalent to any multi-family zoning district (up to 14.5 units per acre) or single-family districts zoned R-10, single-family residential (4.4 or units per acre or minimum lot sizes of 10,000 square feet) or R-7.5, single-family residential (5.8 or units per acre or minimum lot sizes of 7,500 square feet).

Explanation:

Residential development past Gulliver street towards Scuffletown Road and on Durbin Road

1. This area is newly identified for high density residential housing. (587.39 acres)
2. A small portion of this acreage (47.46 acres) was previously identified for high density residential housing.
3. If all of the area is developed at the lowest high density zoning district (R-10, 10,000 sq ft lots) then an additional 2,793 units would be added to the area.



R 7.5, 7,500 square feet minimum lot



R-10, 10,000 square feet minimum lot



Patio homes, 15% or more open space in exchange for small lots

Medium-Low Density Residential

Definition: Medium-Low Density Residential is shown as any single-family residentially zoned district that is 3.6 units per acre or less in density. Land used primarily as agriculture is largely associated with a residence and is represented as part of this category.



R-15 (largest in the city), 15,000 sq. ft. minimum lot size



R-12, 12,000 sq. ft. minimum lot size

Potential new lower density districts: Fountain Inn may consider adopting one or more lower density residential zoning districts such as a one unit per acre restriction or two units per acre restriction. This option would allow for controlled growth with lower housing densities. New zoning districts could stipulate any minimum lot size and even eliminate the possibility that cluster development provisions could be utilized to reduce the lot sizes.



Two units per acre
21,780 sq. ft. minimum lot



One unit per acre
43,560 sq. ft. minimum lot

Commercial

Definition: The commercial designation identifies areas of big box retail stores, restaurants, chain retail centers, and local retailers.

Explanation: Commercial districts have been identified in accordance with projected growth and market demand. Firstly, additional commercial development is projected around the Harrison Bridge Road, Fairview Street, and Highway 418 interstate interchanges. Property around the intersection of Milacron Drive (HWY 418) and Fairview Street Ext. has been designated for commercial use. Current land uses for this intersection, its proximity to the interstate and industrial sites, and the site's distance from downtown make this intersection best suited for any sort of commercial travel center or truck stop.

Both sides of Highway 418 from Interstate I-385 to just past the intersection with South Main Street have been designated for commercial use with the exception of an entrance for South Carolina Plastics and the United States Post Office. Additionally, commercial future land use projections have expanded along Main Street past highway 418 along S. Main Street for over 900 feet.

Desired Development



Elements of the desired commercial development style include:

- 1) Large glass windows.
- 2) Sidewalks and designated crossing lanes throughout the development including parking lots
- 3) Facade materials should include masonry such as stacked stone and brick, siding such as shake, concrete board, and should feature rooflines with varying heights which utilize various architectural enhancements. Exterior insulation and finish systems (EFIS) and MDF may be utilized when integrated with masonry, or wood exterior designs.
- 4) Craftsman style design
- 5) Parking lots should include large planting and tree areas and be tied in with the pedestrian flow of the lot.



Undesirable Development

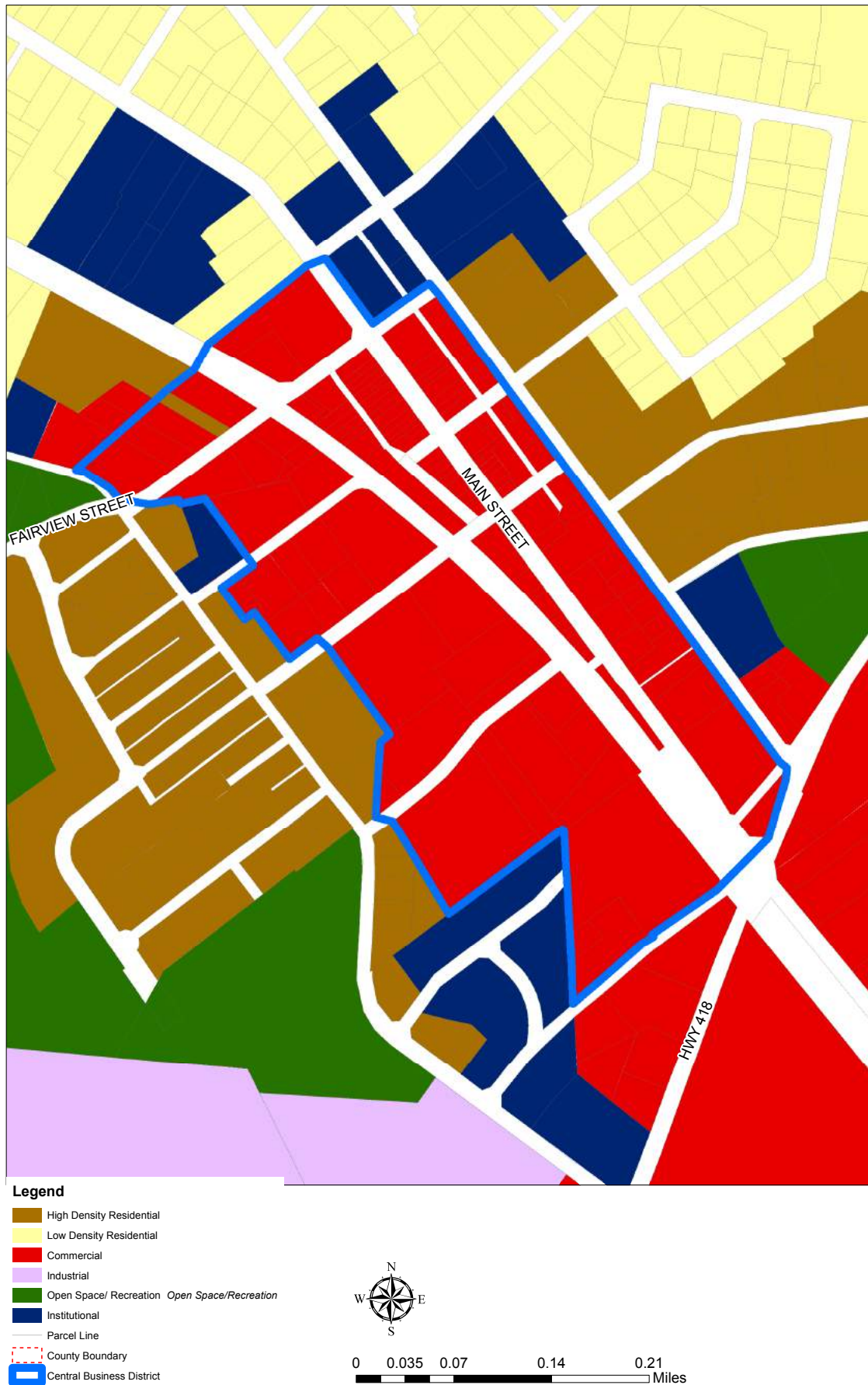


What is not desired of commercial development:

- 1) Small or few windows
- 2) Single material sided buildings - e.g. metal siding only or vinyl siding only
- 3) Extremely large "up front" parking with:
 - insignificant planting and tree areas
 - Lack of pedestrian flow (designated pedestrian paths) on the site and in the parking lot.
- 4) Large extremely bright lights



Fountain Inn Future Land Use Central Business District



The Central Business District Commercial Area

Definition: The Central Business District (CBD) is an area of commercial use significant in the city's history as the center of rural commerce and character by means of its design and scale. Architectural features which define the scale and design for the CBD are currently defined in the city's C-1 zoning district. Examples include the buildings on the south side of Main Street between Fairview Street and Jones Street. Many good examples also exist on the north side of the same section of Main Street as well.

Explanation: It is proposed that the Central Business District be expanded to include most properties between Wall Street and Woodside Avenue as this area redevelops with a transition of high-density residential as a buffer between the historic mill village and future commercial growth along Woodside Avenue. The intent for this expansion is to connect the properties between the Central Business District and the Woodside mill village and Woodside Park. This will further strengthen the small town feel by eventually moving the heavy industrial work from the center of town and can be partially achieved by utilizing the C-1 zoning district to ensure the CBD design guidelines are utilized in these areas.

Key features: Key features of the expansion feature a focus on pedestrian scale by providing plazas with dining and water features, buildings no taller than three stories, facades utilizing masonry consistent with historic buildings on Main Street and restricting colors to those represented or like colors to those represented herein. Outdoor seating and dining are central to this plan as is a mixture of uses with commercial and office uses recommended on the ground floor and residential uses above the ground floor. It may be reasonable to convert some cross-streets to pedestrian promenades. (i.e. Ellison St.)

Central Business District Expansion



Walkable Pedestrian Outdoor Public Space



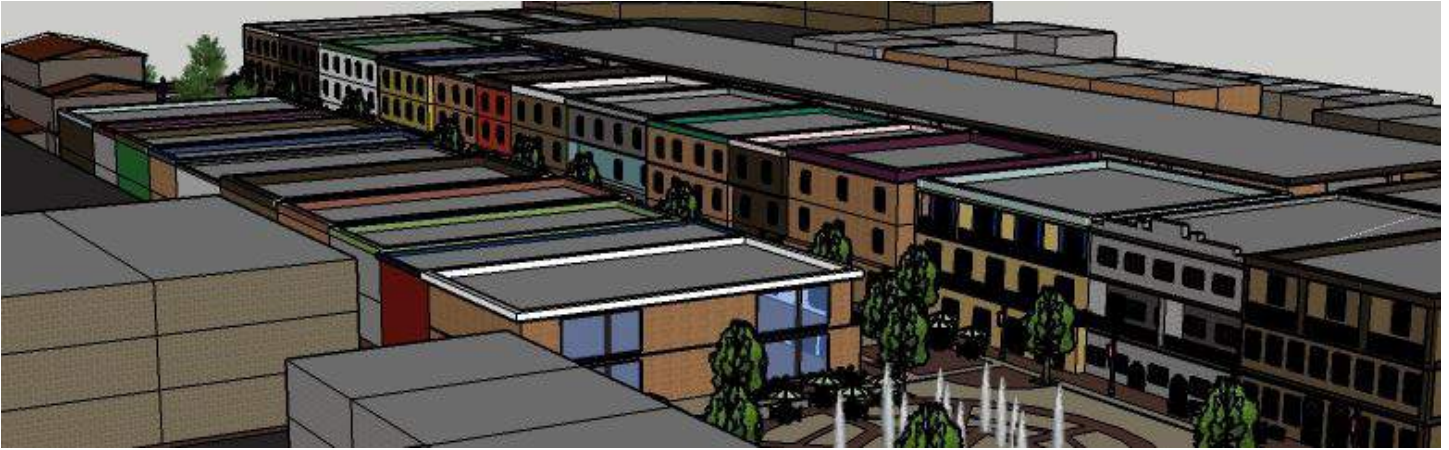
Plazas and in-ground water features



Mix of Uses - Commercial, Office, and Residential (2nd or 3rd floor)



Colors and Materials



*Sketchup animation image credit: Allison Wright - during her summer internship at Greenville County Planning

Outdoor seating



Industrial

Definition: The Industrial designation identifies areas which are appropriate for light or heavy manufacturing, warehousing, and even the combination of these uses with office space otherwise known as flex space. No new industrial use should be allowed to negatively impact the area's environment. Positive examples of this design class include the SouthChase and Woodfield industrial parks on the south side of I-385.

Explanation: Few industrially designated land uses have been reassigned from their designation in the previous Future Land Use map (all that have been reassigned are near Main Street and the Central Business District). However, a significant number of parcels have been designated for Industrial use. In keeping with the community input, these newly designated industrial land use recommendations are on the southwest side of Interstate I-385.

Two-hundred and seventy-six (276) acres on Wilson Bridge Road/Fairview Street extension are designated for industrial as are one-hundred and sixty-one (161) acres along Highway 418 from Interstate I-385 to Greenpond Road. In total, three hundred and thirty-one acres of industrial sites are projected along SC Highway 418 between Interstate I-385 and Greenpond Road.

Careful consideration was taken to balance the rural nature of the area while allowing for and promoting industrial growth. The city should take steps in the future to preserve the surrounding rural/single-family residential areas and shield those properties from any adverse effects of industrial growth. Where possible this could be achieved in part by developing new industrial sites as industrial parks which provide some internalization of the industrial use and significant buffering along the exterior edges. The city may need to develop new industrial park regulations to accomplish this.

Examples of Flex Space and Light industrial



Recreation

Definition: Parcels indicated for the recreation designation indicate parcels which are currently serving as public or private outdoor recreation spaces as well as parcels which are projected to develop into new outdoor recreation opportunities.

New outdoor recreation opportunities are identified at the entrance of Quail Run and on the backside of the Quillen Manor planned development site. The site in front of Quail Run is best suited for general recreation and playground equipment, a dogpark, and/or other alternative recreation feature such as the outdoor games described in Chapter 7. The Quillen Manor site recreation feature will run alongside the future Swamp Rabbit trail and should have features supporting that use.

Institutional

Definition: The institutional designation includes civic, religious, educational, or cultural uses such as schools, churches, libraries, cemeteries, and government uses.

Neighborhood Center

Definition: The Neighborhood Center designation indicates a small town center development with pedestrian accessibility, commercial uses, higher density residential uses, and civic uses such as a fire department near where the Carolina Springs Country Club house is located.

This neighborhood center should provide a central location for commercial development in this area which is otherwise planned for rural conservation. By providing a designated area for commercial development, the city will provide sufficient commercial opportunities while also restricting widespread commercial development in the area designated for low-density residential or rural feature conservation.



Neighborhood Center on Scuffletown Road



Rural Conservation Districts

The rural conservation district designates where the city should implement some manner of rural conservation. This may be achieved by setting a maximum density for the area which is more restrictive (lower density) than the Medium-Low Density residential designation or by setting rural conservation standards such as:

- i. Large “no-build” and “no-disturb” setbacks/buffers along roads
- ii. Significant stream and perimeter buffers
- iii. View shed preservation
- iv. Limits on subdivisions in the area such as higher required open/common space (which would allow the same density) or higher minimum acreage lot size requirements. (Conservation Subdivision - example in Appendix, p. 93)
- v. An area may achieve rural character by design through a mix of agricultural and rural residential (large lots - 1+ acres) zoning districts which do not allow for cluster developments to reduce lot size in lieu of conjoined open space.

Location: Areas which are indicated for rural conservation were chosen based on their general lack of sewer infrastructure combined with little to no existing development and the existence of significant prime agricultural land. By planning to require all future uses in these areas to be large lot single family residences, agricultural property or higher density single family developments with significant interconnected open space and non-disturb buffers the rural conservation district allows the city to preserve natural habitat and help the area retain its natural wildlife populations, reduce impact on soil disturbance, preserve natural vegetation, and help to preserve the “small town feel” and/or “rural” sense of the community while still providing for some growth.

View sheds: In order to preserve the rural character of the area certain view sheds may be particularly important when it comes to preservation.

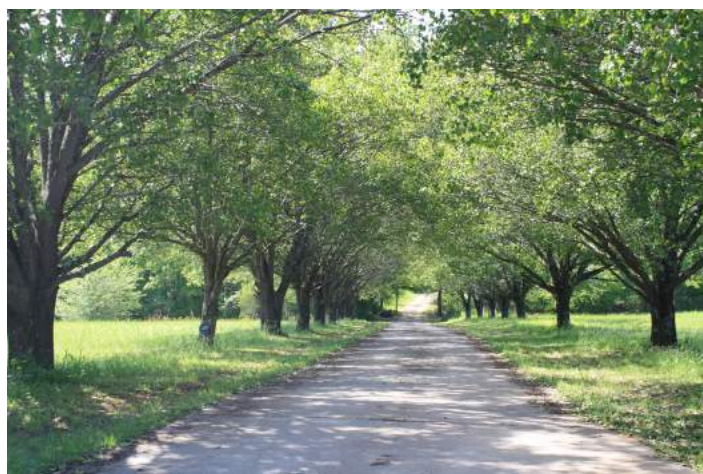
Suggestions:

- i. The northwest intersection of Hunter Rd and Jones Mill Rd.
- ii. Along Durbin Creek
- iii. Along Howard Branch Creek
- iv. Along Stoddard Creek

Private Open Space - Estate Lots



700' Buffer to House



Private Drive off E Georgia Rd

Common Open Space - Conservation Design Subdivision



Saddlehorn, Planned Development



Open Space Subdivision - 40% open space

Viewshed example



CHAPTER 6: Transportation

Summary:

The City of Fountain Inn is at the outer edge of suburban growth around the City of Greenville and along a major interstate highway which connects Greenville with Columbia and the lower/coastal portion of the state. Many roads in the area were designed for rural traffic levels and are now experiencing an increase in the average trips per day on each road. New growth in residential housing, commercial developments, and industrial sites have resulted in levels of traffic which are approaching or currently exceed the amount of traffic some roads in the area were designed for.

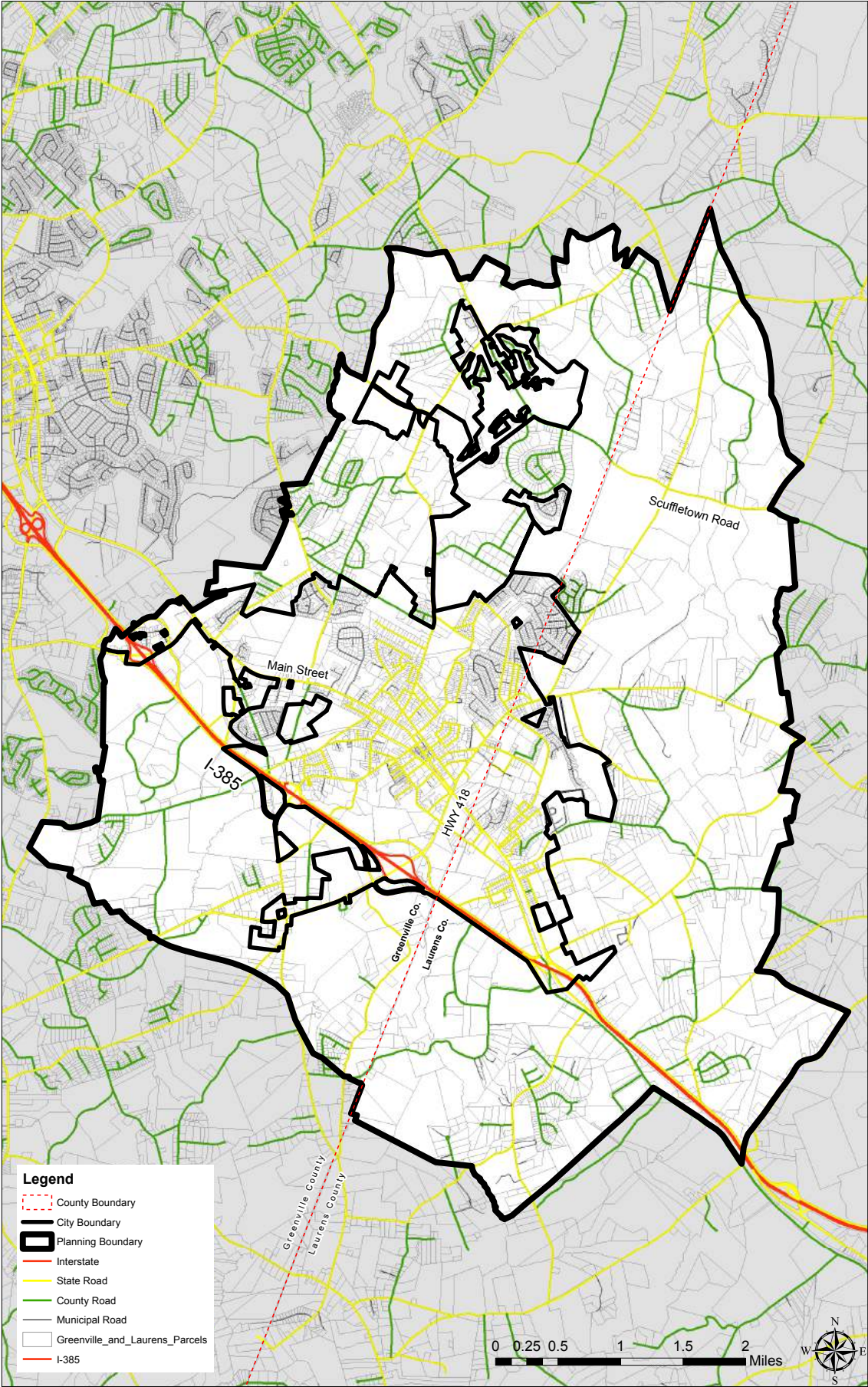
Additionally, roads in the area are owned and maintained by several different agencies. The City of Fountain Inn and Greenville County own and maintain some roads in the area. Most of the area roads are owned by the South Carolina Department of Transportation, including each of the area's major roads identified in this plan.

Inventory of Streets and Highways

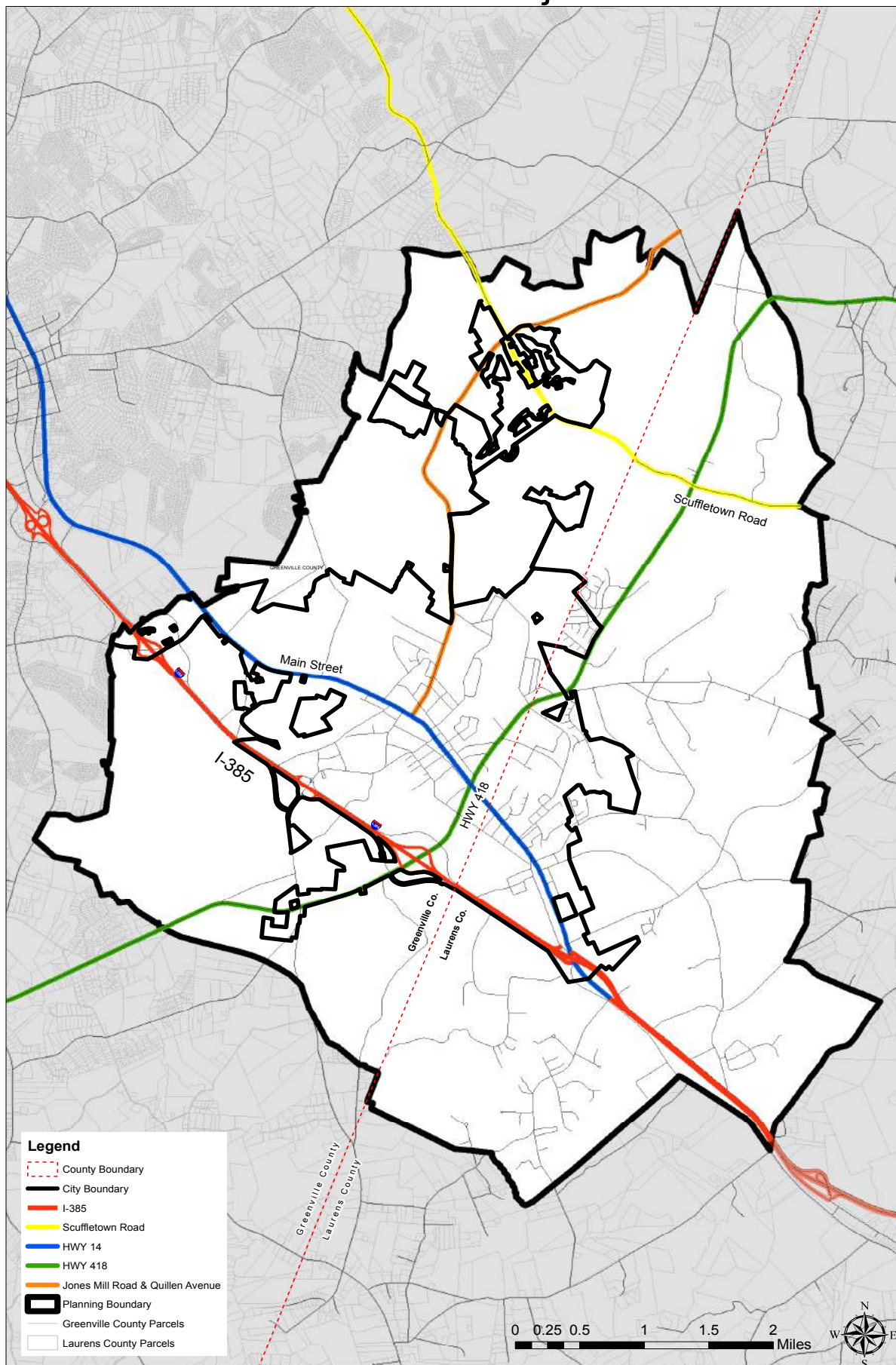
The Fountain Inn area is defined by two major streets and an interstate highway. SC Highway 14 otherwise known as Main Street bisects the historic residential and commercial portions of the city and runs more or less parallel with Interstate I-385, which has defined the area by providing limited access highway connectivity to Interstate I-26 to Columbia as US Route 276 and later I-385 since 1962. Both of these thoroughfares flow north to south. Finally, both SC HWY 14 and I-385 are crossed by SC Highway 418 which runs from the west to north east of the city. Other major roads in the area include Fountain Inn Drive and Quillen Avenue which merge into Jones Mill Road before intersecting with Scuffletown Road. Fairview Street and Harrison Bridge Road are also significant as exits on I-385 and connect traffic flow with Main Street. An initial parkin count was conducted on weekday traffic. The results can be found in the Appendix, p. 90 - 92.



Fountain Inn Area Road Ownership



Fountain Inn Major Roads

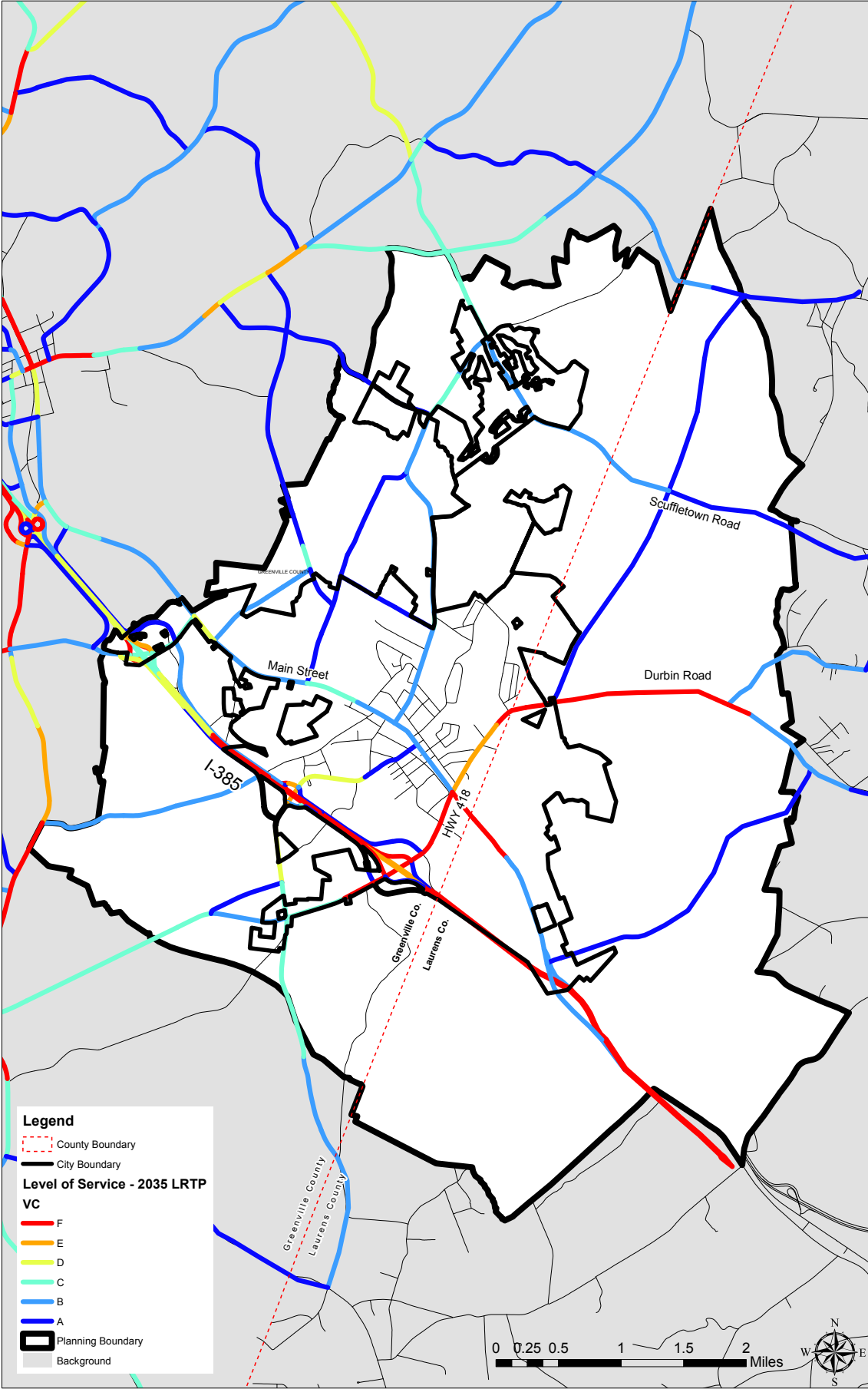


Level of Service

Roads are designed according to varying standards which are meant to address the needs for which they are intended. Highways and mountain roads have very specific requirements that are different than rural roads for example. Many of the roads in the study area were designed and built for rural usage which have lower traffic counts (i.e. typically around 10,000 trips per day on a two lane road - construction standards handle up to this number of trips per day before the road conditions are negatively impacted). If a road is operating at one-hundred percent (100%) of its designed capacity then it is considered to be providing an unacceptable level of service. This is often experienced as congestion. Highway 418 is chief among the violators in the study area. Highway 418 east of Interstate I-385 is currently operating at approximately one-hundred percent 100% of its designed volume level and is on the GPATS list for redevelopment, explained in the next section. The level of service chart below explains how each road level of service grade might be experienced.

Level of Service (LOS) - 2035		
LOS	V/C Ratio*	Detailed Description
A	0.00 - 0.35	Represents the best operating conditions and is considered “free flow”. Individual users are virtually unaffected by the presence of others in the traffic stream.
B	0.35 - 0.58	Represents reasonably free-flowing conditions but with some influence by others.
C	0.58 - 0.75	Represents a constrained constant flow below speed limits, with additional attention required by the drivers to maintain safe operations. Comfort and convenience levels of the driver decline noticeably.
D	0.75 - 0.90	Represents traffic operations approaching unstable flow with high passing demand and passing capacity near zero, characterized by drivers being severely restricted in maneuverability.
E	0.90 - 1.00	Represents unstable flow near capacity. LOS E often changes to LOS F very quickly because of disturbances (road conditions, accidents, etc.) in traffic flow.
F	>1.00	Represents the worst conditions with heavily congested flow and traffic demand exceeding capacity, characterized by stop-and-go waves, poor travel time, low comfort and convenience, and increased accident exposure.
		*V/C Ratio = Vehicle/Capacity ratio

Fountain Inn Roads Level of Service



Transportation Improvements and GPATS

What is GPATS?

Greenville-Pickens Area Transportation Study (GPATS) is the Metropolitan Planning Organization, or MPO, for the Greenville Urbanized Area. MPOs were created in the 1960s and required for any Census-defined Urbanized Area with a population of 50,000 or more. MPOs were created to ensure that transportation planning is carried out on the regional scale, in order to allocate federal and other transportation funding most efficiently.

GPATS' primary role is to be the designated recipient of all state and federal funds for transportation projects. The GPATS Policy Coordinating Committee approves the scheduling of projects, the allocation of funds, and helps to guide the development of the region's transportation infrastructure. This includes, but is not exclusive to, roads and highways, mass transit, bicycle and pedestrian facilities, and freight.

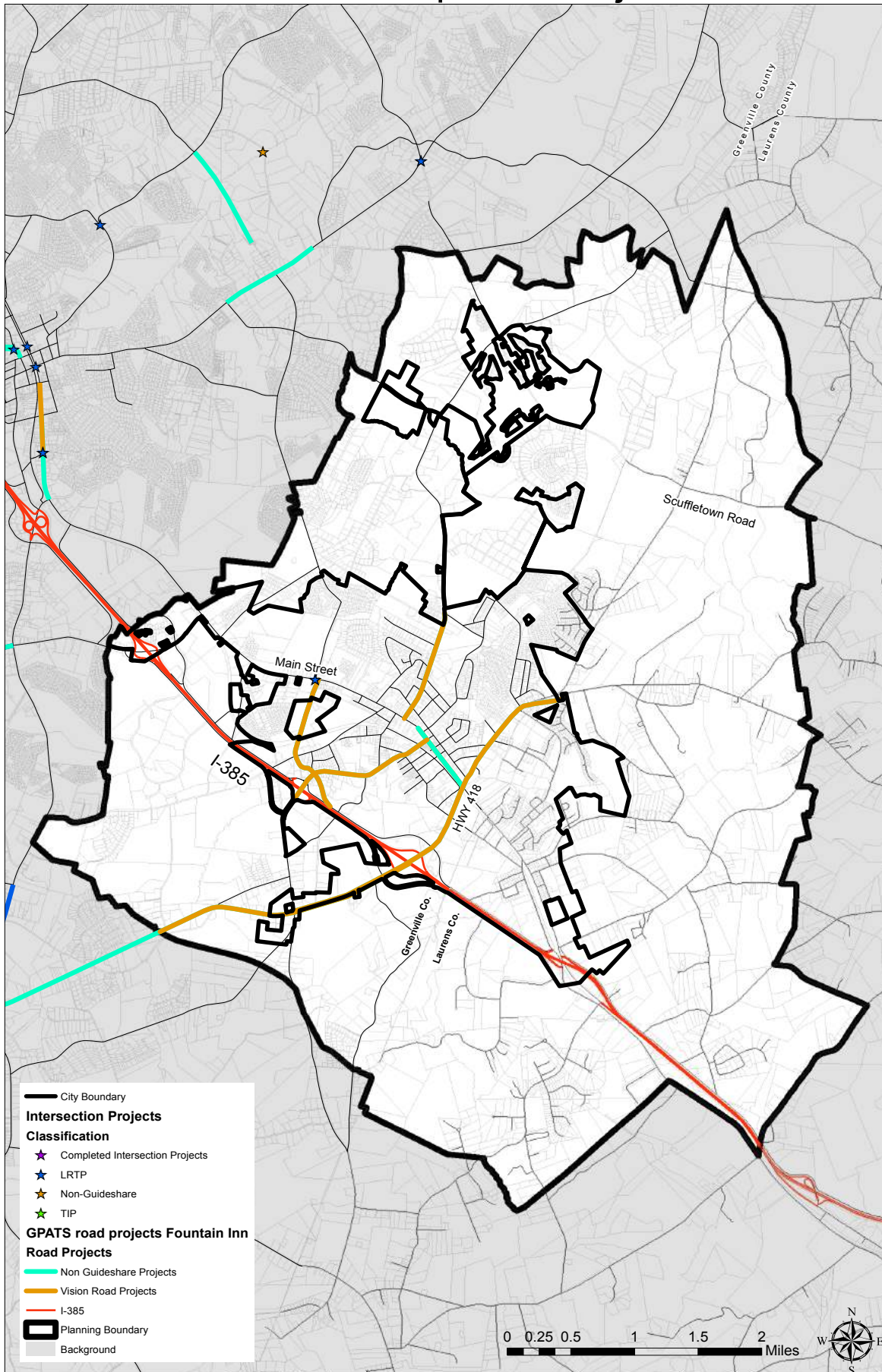
GPATS Proposed Map

GPATS' list of transportation improvement projects exist among several lists in this area. The basic distinctions have to do with if a project is under GPATS or SCDOT's jurisdiction and if that project is funded or not. Non-Guideshare projects are solely under the Department of Transportation's jurisdiction. Main street is indicated on the map as a non-guideshare project since the mainstreet redevelopment was a project with SCDOT and the city. All "Vision Road Projects" are under GPATS jurisdiction and are unfunded. This list is updated every ten years when the Long Range Transportation Plan (LRTP) is updated. The current list of fifteen funded projects is projected to be complete by 2035.

Highway 418 from Greenpond Road to Durbin is number thirty-one (31) on the list. At the time of this plan staff estimated this would mean a construction completion date fifty (50) years in the future. Also, at the time of this plan, transportation planners were developing the new LRTP which will determine what projects would be moved up the list and become funded. The Highway 418 corridor between I-385 and Scuffletown Road is projected to see significant residential and commercial growth. This growth will increase traffic making the road's congestion problems worse in the short run. However, the projected increase in trips per day should positively impact the project's ranking when the new LRTP is released thus moving the project's completion much closer to the current day.



GPATS Proposed Projects



Sidewalks, Greenways, Bicycle Network

Greenways

One of the best features of Fountain Inn is its walkability... where available. The proximity of services and some historic residential neighborhoods to downtown provide for a great quality of life. However, many new developments are not connected to downtown by trail or sidewalks which limits pedestrian access. Some multi-use trail has been installed within the city but the Swamp Rabbit Trail in Fountain Inn is fractured. Ultimately the multi-use trail should connect to Simpsonville's portion and connect many neighborhoods to schools, employment opportunities and even healthcare.

The Swamp Rabbit Trail can provide safe alternative transportation options to the Future Fountain Inn High School, Bryson Elementary, Fountain Inn Elementary, Woodside Park, and Main Street in the city. Future plans with the city of Simpsonville would have this trail connect behind Bryson Elementary into Heritage Park and continue to Simpsonville's downtown thus connecting Bryson Middle School and Hillcrest High School as well.

Sidewalks

Fountain Inn's sidewalk inventory is also fractured. Steps have already been taken to require sidewalks on the interior and exterior of all new developments but existing uses such as the historic residential area near Main Street are left without much choice but to walk in the road if driving is not an option. Fountain Inn might consider setting up a system which streamlines the process for a block or a street to organize, request, fund and construct sidewalks in their area. The concept is that residents or businesses interested in sidewalks would participate in procuring them thus allowing the city to spread funds further. Additionally, sidewalks might be considered when possible to connect neighborhoods to downtown, existing sidewalks, and schools. Many sidewalks in the city may need additional curbing in order to update the pedestrian infrastructure. Also, the city should consider providing planting strips between the road and sidewalk where possible for safety and beautification reasons.



Bicycle network

The city might consider providing for some designated bike routes, lanes or paths along existing streets. The southern Greenville County area has grown in popularity among the cycling community and the City of Fountain Inn might benefit by attracting this population downtown. Bike lanes coming into the city along with a designated cycling route to the trail and/or downtown could help unfamiliar cyclists reach local shops and restaurants more easily. Additionally, the city may utilize "sharrows" or street markings to indicate where cyclists may prefer to travel alongside other vehicles.

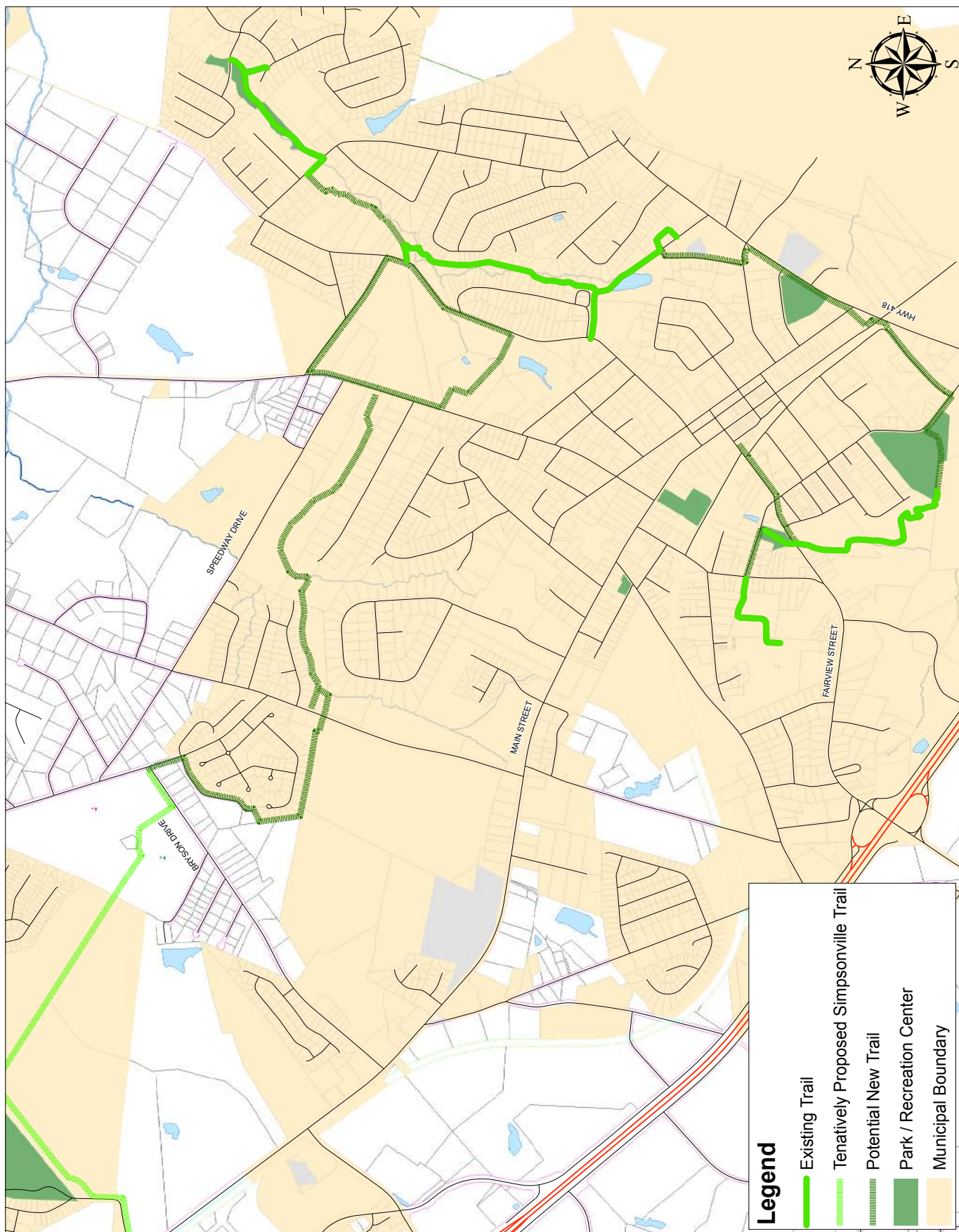


Mass Transit

Currently no public transit service extends into the City of Fountain Inn beyond a few stops along Harrison Bridge Road between North Main Street and Interstate I-385. The city has participated and continues to work with Greenlink, GPATs, and Greenville Transit Authority to determine the level of demand for public transportation (bus) in this area.



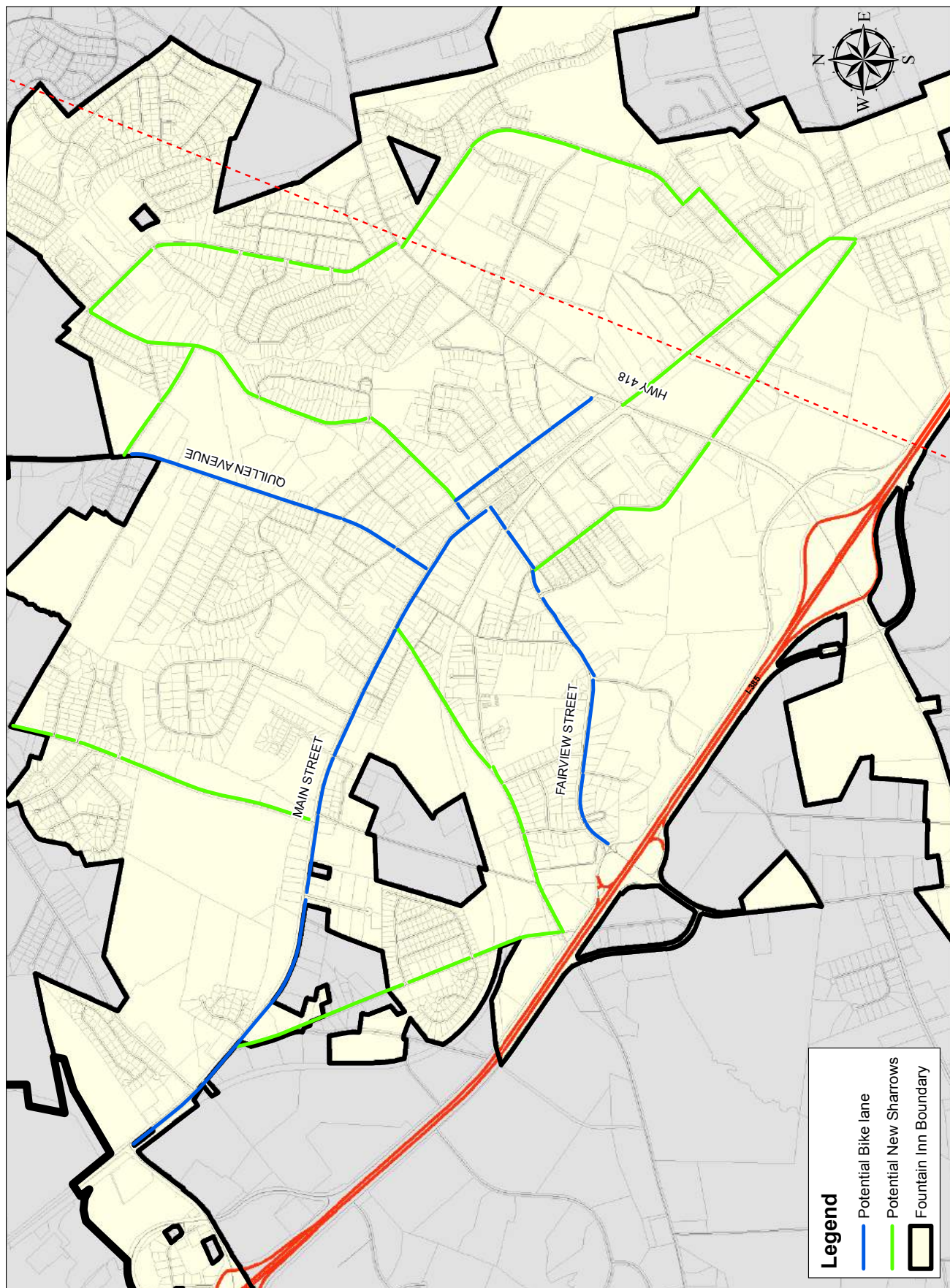
Swamp Rabbit Trail Master Plan for Fountain Inn



Existing Sidewalks and Future Sidewalks



Potential Bike Lanes and Sharrows



CHAPTER 7: Community Facilities

Introduction

The City of Fountain Inn provides many services to its community, however, many of the community facilities are aged and in need of some reinvestment in the next decade or so. Despite some necessary repairs and up fits the city continues to provide police, fire, sewer, recreation, and transportation infrastructure services.

Fire services

Current

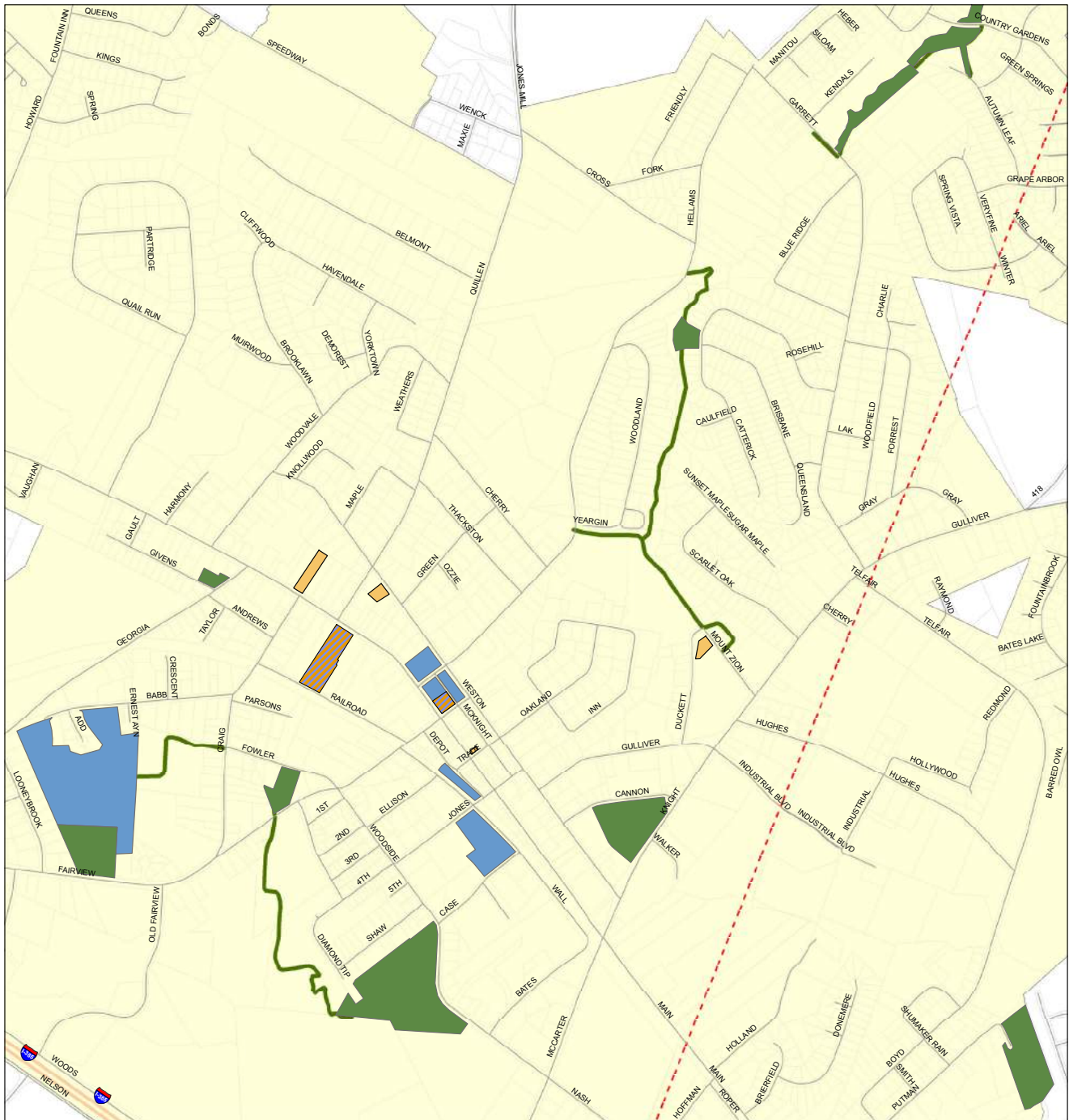
The Fountain Inn Fire Department serves the entire study area through the Fountain Inn Fire District. The Fountain Inn Fire Department occupies two stations independently and shares a station with the Clear Spring Fire Department for service on the north east portion of the study area. The Department currently has twenty-eight (28) first responders/firefighters who work one of three shifts.

Future

Given future development estimates, the Fountain Inn Fire department should have forty-eight (48) firefighters by 2040 according to the more aggressive population forecast and no less than thirty (30) firefighters with the conservative population forecast, or an average of the two forecasts would require a minimum of thirty-five (35) firefighters according to the current FBI and Department of Justice standard for number of firefighters per 1,000 residents in the South Atlantic region (2.4 firefighters per 1,000 population in South Carolina).

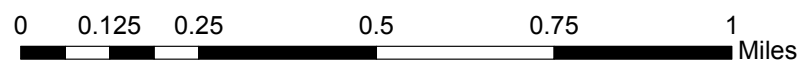


Community Facilities Map



Legend

-
- | | |
|---|---------------------------|
|  | Historic Site |
|  | Civic and Historic Site |
|  | Public Recreation Center |
|  | Civic Space |
|  | Private Recreation Center |
|  | City Limit Boundary |



Police services

Current

The city limits are served by the Fountain Inn Police Department which is managed by Chief Keith Morton. The department is comprised of two facilities, twenty-three (23) officers and eight (8) support staff. The current police department building is very near capacity and facilities will need to expand in order to meet the growing need for offices and storage space.

Greenville County's Sheriff's Department also provides law enforcement in the unincorporated portions of Fountain Inn and the study area. This area is noted as having the second lowest crime rate in the county.

Laurens County's Sheriff's Department provides law enforcement in the unincorporated portions of Fountain Inn and the study area.

Future

Given future population estimates, the Fountain Inn police department should have forty-six (46) officers by 2040 according to the more aggressive population forecast and no less than thirty (30) officers with the conservative population forecast, or an average of the two forecasts would require a minimum of thirty-eight (38) officers according to the current FBI and Department of Justice standard for number of officers per 1,000 residents in the South Atlantic region (2.6 officers per 1,000 in a city with a population between 10,000 to 24,999).

Laurens County's Sheriff Department plans to increase the number of deputies assigned to the area. Deputies have a large patrol area. Increasing the number of deputies will allow them to cover smaller patrol areas and/or patrol each area more frequently.



Wastewater (Sewer)

1. ReWa, Renewable Water Resources, Metropolitan Sewer Subdistrict (Metro), Laurens County Water & Sewer Commission and the City of Fountain Inn's sewer district provide sewer service to the area. ReWa has enough sewer capacity in the area to accommodate any foreseeable growth. Primary sewer lines are located along the following creek basins: Durbin Creek, Howard Branch, Wilson Branch, Stoddard Creek, Rock Creek, and Horsepen Creek.
2. The MetroConnects Sewer Subdistrict provides sewer to the southwest side of Interstate I-385 as far south as Southchase Industrial Park. Metro also provides sewer service to the North east of Interstate I-385 beyond the municipal boundaries of Fountain Inn and Simpsonville up to Durbin Creek. The City of Fountain Inn provides sewer services to all properties in the municipality with the exception of the Carolina Springs Golf Course along Scuffletown Rd. Finally, Laurens County Water & Sewer provides some lines along Reedy Creek Road and Chapman Road south east to the Fountain Inn Municipal boundary.
3. Two future sewer expansions are planned for the area. The Little Durbin Creek area northwest of the Greenville County line and north of Scuffletown Road will be expanded. The current Durbin Creek line can already support additional development. The second expansion will be along the Payne Branch Creek running south from the Southchase Industrial Park. This expansion will cross SC HWY 418 and continue to nearly the Greenville County line.
4. Laurens County Water and Sewer provides sewer along the Laurens County portion of the Durbin Creek basin. Expansion would require a lift station but could accommodate future growth if required.
5. Fountain Inn's sewer system recently underwent major sanitary sewer rehabilitation.

Solid Waste and Recycling

Current

The Greenville County residential Waste and Recycling Facility that provides service to the unincorporated areas around Fountain Inn is operating at near capacity with wait times exceeding twenty (20) minutes on Saturdays and frequently leads to standstill traffic on Hipps Road during heavy customer usage. Residents and businesses in the incorporated portion of Fountain Inn receive curbside trash pick up. The city of Fountain Inn does not currently offer a recycling program. However, Greenville County provides one rolloff recycling container and pickups to the City of Fountain Inn.

Future

Fountain Inn should consider developing and implement a city-wide recycling program for curbside pick-up as well as at city sponsored events.

Street, sidewalk, and greenway maintenance

Current

The City of Fountain Inn accepts sidewalks and greenway paths into the city's transportation infrastructure inventory along with streets. Many roads in the city are owned and maintained by the South Carolina Department of Transportation. All other roads are owned and maintained by the city or the road is a private drive and as such the road's maintenance and repair are the owner's responsibility.

Fountain Inn currently owns 22.25 miles of roads and just 4.8 miles of sidewalks. SCDOT owns 38.6 miles of roads in the city and 2.19 miles of sidewalks. There are very few private drives in the city. The four private drives barely exceed 0.3 miles. Both roads and sidewalks are estimated to have a twenty year useful life before some sort of repair is necessary.

Future

Repairs should be made regularly in order to extend the useful life of each infrastructure component. A forecast should be completed which determines the general timeline for when infrastructure should be repaired, how many times it is cost effective to repair said infrastructure, and finally, when that infrastructure should be replaced.

Educational facilities

Current Public Schools

The three primary elementary schools serving the area are Rudolph Gordon, Fountain Inn Elementary, Bryson Elementary, and a small portion of Fork Shoals Elementary's attendance area is also in the study area. Space is available at Fountain Inn and Bryson Elementary. The Rudolph Gordon elementary school is being expanded from its seven-hundred and fifty (750) student capacity to a total capacity of sixteen-hundred (1,600) students ranging from K-4 through the eighth grade.

Three middle schools serve the area. They are: Ralph Chandler Middle, Woodmont Middle, Bryson Middle. The new Rudolph Gordon School will also serve the traditional middle school grades (6th - 8th grades)

Two high schools currently serve the area. They are: Hillcrest High school to the north and Woodmont High school to the west.

Future

A new high school (Fountain Inn High School) plans to open in 2021. The school will have a one-thousand student capacity initially and is designed to be easily expanded to a two-thousand (2000) student capacity. The opening of Fountain Inn High School will mark the second time a public school by that name existed in the City. If the high school does open in 2021 it will mark sixty-four years since Fountain Inn has hosted a high school at all much less by that name.



Public library

Current

The Fountain Inn (Kerry Ann Younts Culp) Branch of the Greenville County Library system serves the Fountain Inn area. The branch opened on May 19th, 2002 and is open 9am - 9pm Monday through Thursday and 9am - 6pm Friday and Sunday. This branch offers access to several reference & database resources (i.e. Reference USA & Foundation Center). One-on-one training and assistance is available for card holders regarding some computer usage including how to access the reference resources.

Future

Current building design and property features severely constrain any future building expansion of the existing building. However, according to the Library System, the Fountain Inn Branch is currently appropriately sized for the service area.



Fountain Inn (Kerry Ann Younts Culp) Branch of the Greenville County Library System

Parks and Recreation

Fountain Inn is a very active community and the area enjoys many public and private recreation opportunities. Private recreation includes the Fox Run Country Club and Golf Course, Carolina Springs Golf Club, and many private recreation options such as horseback riding, hunting, fishing, on and off road cycling, and much more. Public recreation opportunities are provided by the Fountain Inn Parks and Recreation department. Outside of the study area one must travel to a Greenville County Recreation facility the nearest of which is Cedar Falls Park south of Highway 418.

Parks and Recreation departments offer services such as organized sports, park maintenance and upkeep, and event support. According to the National Recreation and Park Association recreation departments offer outdoor and indoor recreation facilities, general programs, specific programs for children, seniors and people with disabilities as well as provide staff for operations, maintenance and administration. The City of Fountain Inn provides such recreation services through its own Recreation Department like many of the other municipalities in Greenville County.

Park Acres

Current: A typical Park and Recreation agency in a city with less than 20,000 offer 10.6 acres of park land per 1,000 residents which means that Fountain Inn should have roughly 85.6 acres of park land (10.6 acres multiplied by 7.980). Fountain Inn currently has 34.52 acres of park land which ranks the city below the lower quartile ranking for cities with less than 20,000 people. Fountain Inn is providing less park and open space acreage than seventy-five percent of cities with less than 20,000 people.

Future: If the conservative and aggressive 2040 population forecasts provided in chapter two are averaged Fountain Inn will have a population of just under 15,000 people in 2040. If the city were to attain the average of 10.6 park acres per 1,000 residents then Fountain Inn will need 159 acres of outdoor parks and recreation space.

Residents per Park

Current: A typical Park and Recreation agency in a city with less than 20,000 residents has one park per 1,335 residents, which means that Fountain Inn should have roughly six parks (8,000 divided by 1335). Fountain Inn currently has one park per 1,140 residents* (total of seven parks), which ranks the city slightly below the median number of parks for cities with less than 20,000 people. Fountain Inn is providing slightly more than the number of parks other cities with less than 20,000 people provide.

Future: If the conservative and aggressive 2040 population forecasts provided in chapter two are averaged Fountain Inn will have a population of just under 15,000 people in 2040. If the city were to maintain at least the average of one park per 1,335 residents then Fountain Inn will need more than eleven (11) parks.

2040

Fountain Inn will need
159 acres of parks
11 parks



Playground at PD Terry City Park

*does not include the Swamp Rabbit Trail, Activities Center, or Disc Golf Course.

Trails

A typical park and recreation agency that manages or maintains trails for walking, hiking, running and/or biking has eleven (11) miles of trails in its network. Fountain Inn provides nearly five (5) miles of walking trails a large portion of which is the



Outdoor Park and Recreation Facilities				
Outdoor Facility	Offered in Fountain Inn	Median Number of Residents per facility	Agencies Offering this facility	Typical Median Number of residents per facility
Playgrounds	4	1,995	91%	3,560
Basketball courts	4	1,995	85%	7,000
Diamond fields: ¹ adult	1	7,980	N/A	N/A
Diamond Fields: youth	3 ²	2,660	58%	6,599
Diamond Fields: tee-ball	0 ³	0	28%	12,771
Tennis Courts (outdoor only)	3	2,660	N/A	N/A
Swimming pools (outdoor only)	0	0	54%	34,686
Rectangular fields: multipurpose	2	3,990	50%	8,060
Community gardens	0	0	47%	32,376
Tot lots (Toddler Playground)	1	7,980	45%	12,112
Dog Park	0	0	41%	43,183
Rectangular fields: football field	0 ⁴	0	38%	25,523
Rectangular fields: soccer field - youth	0 ⁴	0	37%	6,671
Rectangular fields: soccer field - adult	0 ⁴	0	34%	12,365
Multiuse courts - basketball, volleyball	0	0	25%	13,736
Workout/Fitness park	1	7,980	N/A	N/A

¹ Used for baseball and softball

² Convertible to larger or smaller fields

³ Available upon temporary conversion



Picnic shelter at Woodside Park

Indoor Park and Recreation Facilities

Indoor Facility ¹	Offered in Fountain Inn?	Median Number of Residents per facility	Agencies Offering this facility	Typical Median Number of residents per facility
Recreation centers	1	7,980	69%	26,650
Gyms	1	7,980	63%	26,418
Community Centers	1	7,980	45%	30,000
Senior Centers	1	7,980	43%	49,500
Fitness Center	1	7,980	40%	39,765
Performance amphitheater	1 ²	7,980	28%	45,817
Indoor Track	1 ³	7,980	7%	49,715

¹ The city does not offer nature centers, stadiums, ice rinks, teen centers, or arenas.

² The performance amphitheater referenced is located in Commerce Park beside the Farmers Market.

³ The area around the basketball court in the Activities Center is used as an indoor walking track.



⁴ All rectangular fields are temporarily converted from the baseball/softball field outfields

Active Recreation

Active recreation includes activities such as organized sports, playground activities, and the use of motorized vehicles that require extensive facilities or that have a considerable environmental impact on the site as well as any programmed activity. Programmed active recreation often requires significant staff and volunteer labor which translates into significant ongoing costs. But for the efforts of staff and volunteers these activities would not occur. Such activities include organized sports such as baseball, football, racing and their associated facilities. As Fountain Inn continues to grow this more "traditional" form of recreation must grow as well. Programs and services must grow for children, senior adults, and special needs individuals but given the general lack in adult programming Fountain Inn may consider paying special attention in order to provide young adult and adult active recreation programming. This could be achieved by working with local volunteers, businesses, and churches to coordinate leagues in order to avoid additional costs to the city.

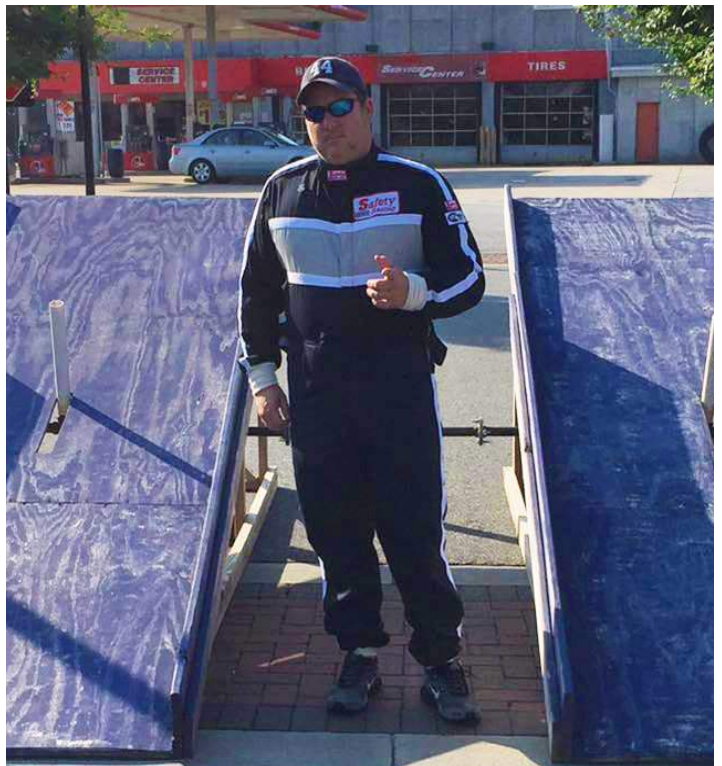
Passive Recreation

Passive recreation often includes outdoor recreational activities such as nature observation, hiking, and canoes, which require a minimal environmental impact and very few facilities. Passive recreation elements may also be understood as those elements or activities which do not require planned and organized effort to make these activities occur. A basketball court open to the public may be considered a passive recreation element since virtually anyone could walk up and play a “pick up” game so long as the site is open. Other sorts of activities have become increasingly popular such as workout stations, water features, and outdoor games.

Fountain Inn may be able to keep visitors in town longer or provide for entertainment residents once sought elsewhere by providing alternative passive recreation opportunities. These features could be placed permanently or temporarily in local parks or even near the central business district. Outdoor games such as giant jenga, giant chess, hopscotch, bocce ball, corn hole, and miniature golf are popular options which range from very little to higher installation and maintenance cost. Passive recreation may also be encouraged by providing cycling paths/trails, bicycle lanes (if there is no additional paving/construction), in-ground water features designed for children to play in, and additional workout stations in each park for convenience. Once a passive recreation feature is installed it requires little significant staff or volunteer labor and as such

A few alternative recreation examples





Woodside Park

Fountain Inn's most recent Master Plan was passed in 2006. That plan identified ten top priorities, of which, improvement to PD Terry City and Woodside Parks were included. Major steps have been taken towards completing every one of the ten top priorities with the exception of #7 "Make improvements to City and Woodside Parks." Community meetings and surveys confirm that this issue is the top priority for a majority of Fountain Inn Residents.

In addition to the alternative recreation components mentioned herein, Woodside Park is in need of a major redevelopment. Plans have changed over the years but three baseball/softball/T-ball fields and a new pressbox building with concessions and restrooms have persisted through numerous designs. A potential redevelopment plan is illustrated below. New parking areas, playgrounds, some number of multi-purpose rectangular fields, and a connection between Woodside Avenue and Shaw Street could be added if funding is available. This redevelopment is also meant to extend the area's Swamp Rabbit Trail from the park's picnic shelter to Woodside Avenue where the trail will continue to Main Street and finally to connect with existing trail near Mt. Zion Baptist Church.



The redeveloped park must be flexible. Its fields must accommodate various levels of competition and be easily convertible to each set up. The park may also need to host competitions in the future. Field standards as well as adequate access and parking should be considered when designing this park.

PD Terry City Park

PD Terry City Park may not require a major reconstruction as Woodside Park does but the fact remains that the multi-use baseball/t-ball/football field, stands, and grounds could use some extra reinvestment. Simple updates such as additional ADA accessible walking paths throughout the site, new dug outs, updated stands, updated bathrooms and updated playground equipment will help to update this space. Additionally, the Swamp Rabbit Trail will need to eventually replace the sidewalk along SC Highway 418 to Cannon Street in order to connect the Woodside Park Trail over Main Street to the existing trail near Mr. Zion Baptist Church on Mt. Zion Drive.

CHAPTER 8: Priority Investment

Several priority investments should be approached in partnership with other relevant agencies or jurisdictions. These public infrastructure investments will require federal, state, and/or local funds during the next ten years.

1. Signalization improvements at the intersection of North Main Street and Quillen Avenue in coordination with improvements on Quillen Avenue should be made in advance of the planned Fountain Inn high school opening. The city, SCDOT, and Greenville County School District should partner on this project.

2. Highway 418 should be widened with additional signalization at the Woods Drive and interstate exit ramps from I-385. The city and SCDOT should partner on this project.

3. Sizeable acreage is available for industrial development between Wilson Bridge Road and Fairview Street Extension. The city and Greenville Area Development Corporation should partner in marketing and developing this site. Infrastructure improvements may be necessary for the site's marketability.



Intersection at North Main Street and Quillen Avenue



Intersection at Interstate I-385 and SC Highway 418



Recent improvements to SC Highway 418

CHAPTER 9: Cultural Resources

General History:

Nestled in the gently rolling hills of the South Carolina upcountry, Fountain Inn has the unique distinction of being the only city of that name anywhere in the world. Located on the stagecoach route between Charleston and Asheville as early as 1814, a bubbling spring became a frequent stop on the route. An inn was constructed near the spring in the 1820s to serve travelers and stagecoach drivers began to refer to it as Fountain Inn. The name stuck and the community was identified by that name as early as 1856 on state maps.

Home to the Cherokee Indians for 1,500 years prior to the arrival of European immigrants, the area was settled primarily by the Scotch-Irish. The area was essentially agrarian during most of the first century of settlement. A water powered grist mill (Jones Mill) was constructed in 1813. The establishment of a post office in 1832 connected the farming community with the outside world.

The year 1886 was significant to Fountain Inn for several reasons. That year brought the Charleston & Western Carolina Railway Company as well as 1886 marking the official “birth” of the city with its incorporation on December 24, 1886. That year also saw the construction of the first school; a two-room building located on a lot behind present day Trinity Methodist Church.

Fountain Inn Cotton Mill's opening brought the community into the industrial age and played a significant role in the city's growth. The population of the city grew by over one-hundred and thirty-four percent (134%) in the decade between 1890 and 1900 going from two-hundred and twelve (212) residents in 1890 to four-hundred and ninety-seven (497) just three years after the opening of the cotton mill in 1897. The mill operated until 1983 when it was closed.

While the textile industry dominated the first half of the 20th century, Fountain Inn enjoyed steady growth. New schools were built and churches founded. The business district blossomed along the edge of the railway and new highways and interstate systems opened up new opportunities for local residents. As the mid-20th century dawned across the Piedmont, this area saw the diversification of industry. Today, Fountain Inn is home to manufacturers from around the globe producing automobile components, chemicals, plastics and many more products. Newcomers now live side-by-side with families whose ancestors arrived over two-hundred (200) years ago.

Historic Resources

Fountain Inn prides itself on its history and has been fortunate to preserve a number of historic sites, buildings, and homes. Among the largest historic structural losses is the Woodside Mill. This property was demolished in the early 2000s due to structural instability but the Woodside Mill village surrounding the site still stands and is a prime site for reinvestment.

Main Street is a historic asset to the city. Many of the buildings are original or historic and have experienced successful redevelopment into new retail or service industry space. The city's downtown is an attraction to another time, a glimpse into the past in some ways.

Historic homes stand all over the area but the largest concentration of historic residential sites is along North Main Street and between Quillen Avenue and Hellams Street to Thackston Street. Many of these homes date back to the 1920s and after. These homes exhibit a variety of architectural styles ranging from traditional southern farm houses with wrap around porches to craftsman style homes.

The city's Institutional uses such as churches, schools, cemeteries, and civic buildings also contributed to the area's history. The city's first school was a small two room school house built where the modern day Trinity United Methodist Church building stands. Later on, other schools were built such as the Rosenwold School for area African American students. This school was located off of Duckett Street and opened in 1928. The only structure remaining from the Rosenwold school complex is the Teacherage otherwise known as the Principal's house. Fountain Inn High School was built in 1939 and was located on Main Street. The building served as a high school until 1957 when it was repurposed as an elementary school.

This school initially served the area's white community until integration in the 1960s. The building was purchased by the city in 1999 and was repurposed as a visual and performing arts center eventually. The site is listed on the National Register of Historic Places and is now known as the Younts Center for the performing arts which hosts plays, concerts, conferences, and other events.

Many of the area's churches are also integral to the history of the community. Some even have historic buildings. Fountain Inn First Baptist was first organized in 1880, Fountain Inn Presbyterian Church was begun in 1889, Trinity United Methodist Church first met in 1887, Fountain Inn Wesleyan Methodist Church organized in 1916, Mount Zion Baptist Church was organized in 1888.

Cemeteries

The City of Fountain Inn hosts one private perpetual care cemetery and maintains one municipal cemetery. Cannon Memorial Park opened in 1942 and was the first facility to offer perpetual care services in the area. The Cannon cemetery offered ground burial beginning with the first burial in 1942 and in 1946 the first Mausoleum in South Carolina opened on the site. Since then two more Mausoleums have been added. The Garden of Memories mausoleum opened in 1997 and the Chapel Mausoleum which was dedicated to the Cannon family opened in 2003. In 2011 Cannon Memorial Park opened Whispering Waters cremation garden which was another first of its kind in South Carolina.

Another cemetery exists in town. This cemetery opened just four years after Fountain Inn was officially chartered. Originally located on Depot Street in the heart of downtown, the Fountain Inn Municipal Cemetery moved to its current location on Highway 418 across from PD Terry City Park's current location in the early 1920s. Many of the cemetery's grave sites are unmarked and the site has recently been surveyed. The site is planned for restoration so that it may become a place of beauty and reflection. Additional features such as a columbarium, newly planted trees, sitting areas, and a redeveloped entrance with new wrought iron fencing would truly revive this cemetery and potentially turn a "no go" space into a welcoming and calm place for reflection.

General Concept:

- Use formal street and flowering trees to define circulation hierarchies
- Buffer property to the south with evergreen shrubs

A. Improve entrance/street frontage

- replace chainlink fence at street & gate with wrought iron fencing
- create gateway (entrance sign with evergreen planting background)

B. Create Contemplative garden area

- concrete benches and a feature; gravel base
- evergreen plantings background
- four red maples on each intersection corner

C. Develop Columbarium area

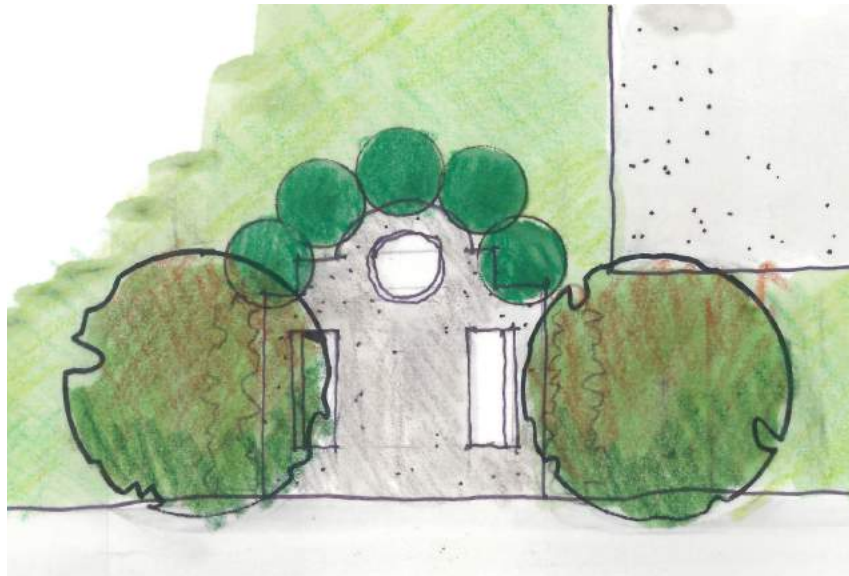
- evergreen plantings background



Contemplative Garden Area

Features:

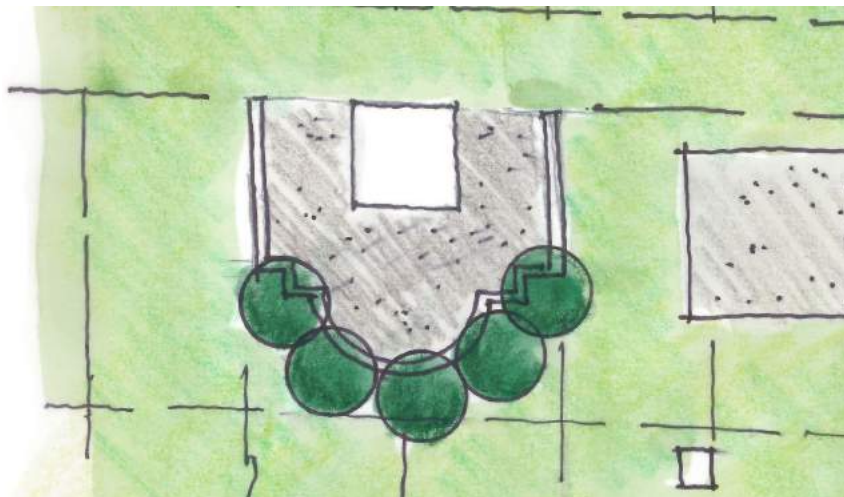
1. Gravel base with steel edging edging
2. Small Evergreen backdrop
3. Focal Features (i.e. statue, birdbath, etc...)
4. two benches



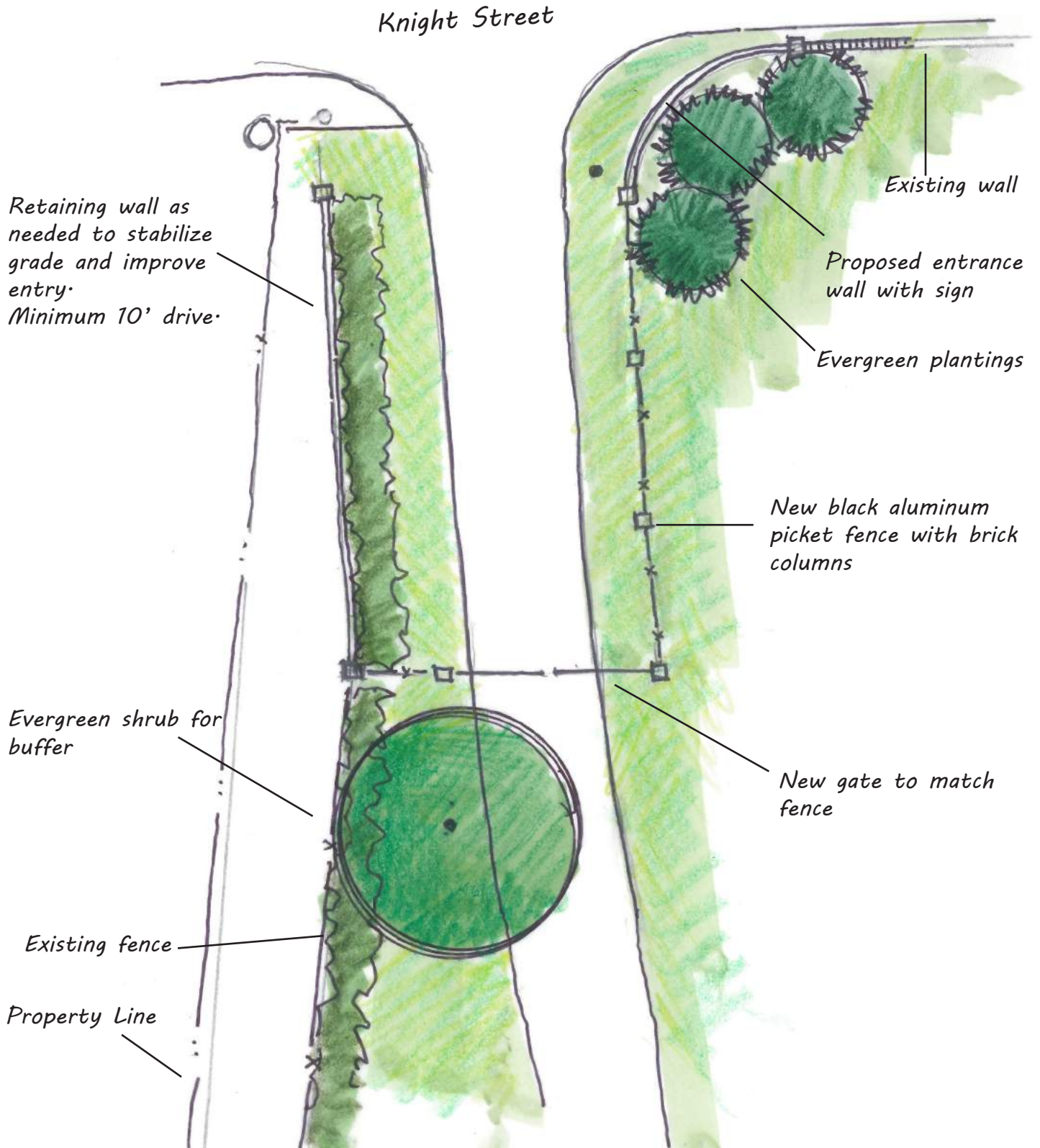
Columbarium

Features:

1. 24' Seatwall
2. Gravel base with steel edging
3. Small Evergreen backdrop
4. Columbarium feature
5. two benches



Entrance/Gateway



Younts Center for Performing Arts

The former Fountain Inn High School and elementary school site has had many lives but most recently it has served as the home for the Arts. The old building has been renovated and now hosts a variety of live musical and dramatic performances. The center also hosts many events and provides space for business meetings. Residents strongly support the Arts and indicated during the master plan's development that the current opportunities to experience and serve in the productions (performers as well as volunteers) should be preserved and opportunities increased. Additionally, opportunities for training in the Arts should be preserved and increased for all ages. The Younts Center for Performing Arts is an integral pillar in the culture of Fountain Inn and in providing a strong quality of life in the area.

For many, the Younts Center has come to represent the city's reinvestment in its past by the renewing of something old and providing a variety of entertainment and artistic offerings to area residents which simply were unavailable in the area before. In many ways, this one entity seems to be considered the turning point of renaissance for Fountain Inn. Many citizens indicated their pride in the Younts Center and the local entertainment offerings such as the Fountain Inn Chorale, FIRE Theatre Co, Fountain Inn Symphony Orchestra and other acts that are brought in from time to time.



Depot Street

For years the road behind Main Street seemed to be largely forgotten except by those who did business there. Recently, this area was redeveloped to include a new street scape, a park area with a stage for outdoor events (Commerce Park), a covered and heated pavilion for the Farmers Market, and "The Center" which houses the Fountain Inn Museum, Chamber of Commerce and Visitors Center where the old train depot once stood. The revitalization and reuse of this area was the first step in rejuvenating the downtown area. During the summer, the Farmers Market is abuzz with activity and Commerce Park hosts a variety of entertainment events open to the public as well as private events such as weddings. In December, the area hosts the city's annual Christmas festival which hosts a variety of festive events, vendors and activities. The Center is at the heart of this area and provides a unique value to the community. Many small towns struggle to hold onto their history but Fountain Inn has an entire museum which hosts various exhibits and history presentations throughout the year and is open weekly.

Festivals & Events

Fountain Inn is known for its festivals. The city annually hosts the Aunt Het and Spirit of Christmas Past festivals in concert with the Chamber of Commerce. The Aunt Het Fall Festival is organized, planned, and executed by the Chamber of Commerce. The festival commemorates a fictional character that Robert Quillen was famous for creating in his nationally syndicated comic strip and provides a positive family atmosphere where the whole family can play games, eat good food, support local charitable causes, shop local fares, and celebrate the change in seasons. Main Street is closed down for this festival and visitors are encouraged to come and stay awhile.

The Spirit of Christmas Past Festival is more than twenty-five years old and remains one of the largest tourist attractions to the area all year. The festival usually lasts about two weeks and typically includes activities such as a tree lighting, parade, carriage rides, home decoration contestant viewings, tour of homes, and even ice skating. This festival may be the city's largest tourist attraction year round in terms of total visitors.

Fountain Inn also hosts several concert series throughout the year not associated with the Younts Center for Performing Arts. Other events such as a chili cook-off and various car shows also occur in downtown Fountain Inn from time to time. During the public participation phase to develop this master plan it became increasingly clear that Fountain Inn residents are fiercely proud of their town and their events. Festivals & Events should be a focus so much as is possible in providing for a positive quality of life in Fountain Inn. Fountain Inn should consider expanding the number of events annually by working with private groups, sponsors, and/or merchants to hold events such as quarterly Family Fun nights or by allowing private groups to hold events open to the public. These events or miniature festivals would bolster the "different visit every time" goal Fountain Inn is working to achieve. These events should include local merchants, traveling merchants, games, alternative recreation features such as outdoor games and tournaments alongside history features and more.



*Photo from a past festival

The Arts

In addition to the work conducted by the Younts Center for the Performing Arts, Fountain Inn residents indicated significant support for expansive inclusion of The Arts throughout the community. Artistic solutions are possible for almost any functional or situational issue. For example, the city may wish to retain visitors in the downtown district before or after dinner. One way to engage visitors might be to provide temporary "pop up" history installations around the downtown area that draw visitors toward the museum. The same method may be used by temporary "pop up" public art displays that promote temporary art galleries/studios that could help fill empty store fronts. This would help engage visitors, activate the empty spaces, provide a higher number and diversity of attractions downtown, and reduce the perceived vacancy downtown.

Artistic approaches may be utilized in historic preservation as well. Many older structures utilized detailed artisan or craftsman workmanship. Fountain Inn may be able to encourage this rare skillset by developing a craftsman style construction incubator. Additionally, historic signage and murals such as the Coca-cola mural on South Main Street are popular when restored. These sorts of projects should be encouraged.

Functional day to day features such as crosswalks could benefit from artistic approaches as well, either temporarily or permanently. Many cities paint or design their crosswalks in order to reflect the area's character. Fountain Inn may consider encouraging the development of a crosswalk or intersection design group that would temporarily design and apply that design to area intersections in accordance with seasonal or festival themes. Furthermore, small hidden features such as the "hidden" bronze stagecoaches should be expanded (placement) and further promoted so that more visitors find themselves wandering the sidewalks downtown in search of these elusive figures from Fountain Inn's past.



* Credit to the St. Louis Symphony

That Small Town Feel

Finally, Fountain Inn is considered to be a quaint small town which benefits greatly from its community facilities, a historic Main Street with local businesses, festivals & events, walkability and a general pride in the community. It is important for the city to maintain this as the area continues to grow. Citizen input strongly supported the following factors as part of the strategy to retain the city's character and feel.

1. Preserve historic structures and housing
2. Encourage traditional neighborhood design with larger lots
3. Focus on local businesses
4. National chains should not be in the Central Business District
5. Encourage the walkability and cyclability of the city
6. Continue to grow and provide events and festivals to encourage tourism and neighborliness
7. Allow growth with high development standards (conservation of open space, rural preservation, non-disturbance requirements, and significant tree replacement requirements)

CHAPTER 10: Economic Development

Introduction:

The City of Fountain Inn is in an area of significant growth. However, most of the commercial and industrial growth is occurring outside of the city's influence. The city only generates around \$127 million in retail demand with an undersupply of \$56 million each year compared with the larger area (Fountain Inn and Simpsonville to Five Forks) which generate nearly \$2 billion in retail demand and an undersupply of \$1.26 billion in unmet demand. Historically, most of this investment has been captured in the Five Forks area and along Fairview Road with relatively little commercial retail growth occurring in the City of Fountain Inn. Outside of the retail world Fountain Inn is doing well. Industrial and service industries well populate the area and drive employment. The city actually imports more employment in terms of population count than it exports.

Employment:

Between 2010 and 2014 employment in the city limits increased 8.6%. Of the 4,119 people employed in the city during the most recent Nielson study only two-hundred and fifty-eight (258) are city residents who also work in the area. Over three-thousand (3,040) city residents leave the city each day for employment elsewhere. At the same time over thirty-eight hundred (3,861) people who live outside of the city come to the city to work. More than eight-hundred (821) people are working in the city than the city is exporting. This is a strong indicator for the city which should not be ignored. In one sense, the city is a small town bedroom community while at the same time the city is part of a larger employment center.

Most workers in the area are between the ages of thirty (30) and forty (40). Of those coming to work in the city 84.9% are earning above \$1,251 per month and nearly forty-five percent of these workers are earning over \$3,333 per month. By comparison, of workers leaving Fountain Inn for employment elsewhere 76.2% are earning above \$1,251 per month and nearly 44% of these workers are earning over \$3,333 per month.

More than sixty-two percent (62%) of the jobs in Fountain Inn are in the Manufacturing industry. Only twenty percent (20%) of those workers who live in the city work in the very same manufacturing industry. However, manufacturing is the primary industry sector for Fountain Inn residents. Retail Trade, Health Care and Social Assistance, Administration & Support, and Accommodation and Food Services all account for more than ten percent of the jobs Fountain Inn workers have.

The same trends extend outside of the city limits largely driven by industrial employers along the interstate. Therefore the net import of people during work hours significantly increases the area's population. This should be kept in mind when the city is attempting to attract future retail when the area's population as a driver for demand is being considered.

Opportunities

Industry

Additional industrial sector growth can be developed in this area. Additional employers will create new jobs and those employees will create additional demand for commercial uses such as retail and restaurant locations. This larger employer base also provides opportunities for the city to engage with a new population. The city might be able to grow its industrial base by providing some incentive such as infrastructure in order to attract new industrial businesses.

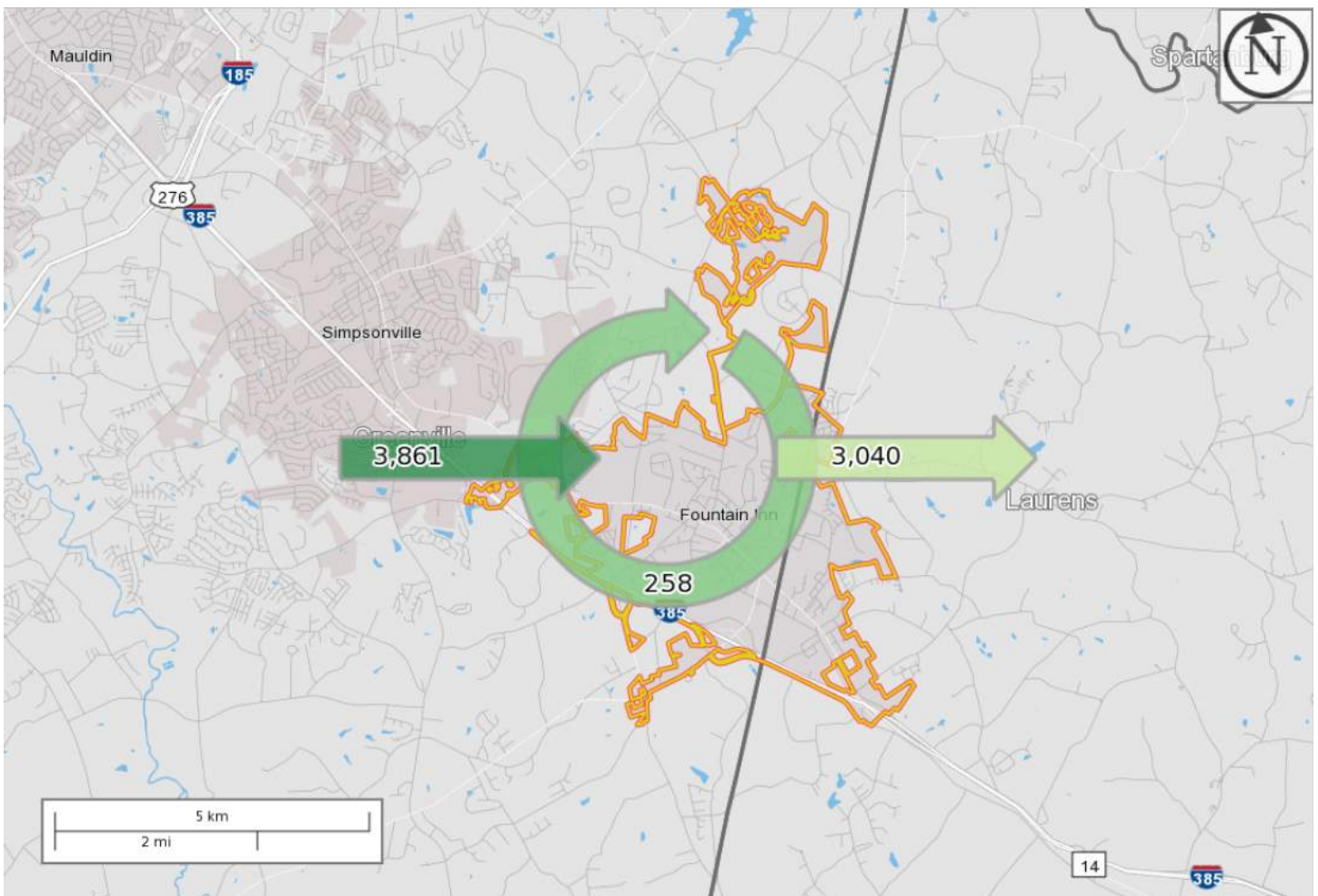
Hospitality

Fountain Inn's proximity to large industrial employers combined with the downtown attractions and entertainment opportunities make Fountain Inn a great place for overnight accommodation services traditionally provided by hotel or motel businesses. Fountain Inn should continue to recruit these traditional businesses. Fountain Inn should also consider alternative accommodations services such as Airbnb which are already operating in the area. By embracing these services Fountain Inn might be able to develop a more robust tourism industry for southern Greenville County and the city itself.

Top Areas for Retail development

1. Full and limited service restaurants
2. Grocery store (perhaps a smaller store floorplate than traditional)
3. Clothing stores (independent stores, boutiques, Men's clothing)
4. Additional specialty stores for downtown (jewelry, gifts, targeted sporting goods)
5. Limited additional building material and supply retailer

Jobs Inflow/Outflow



CHAPTER 11: Action Plan

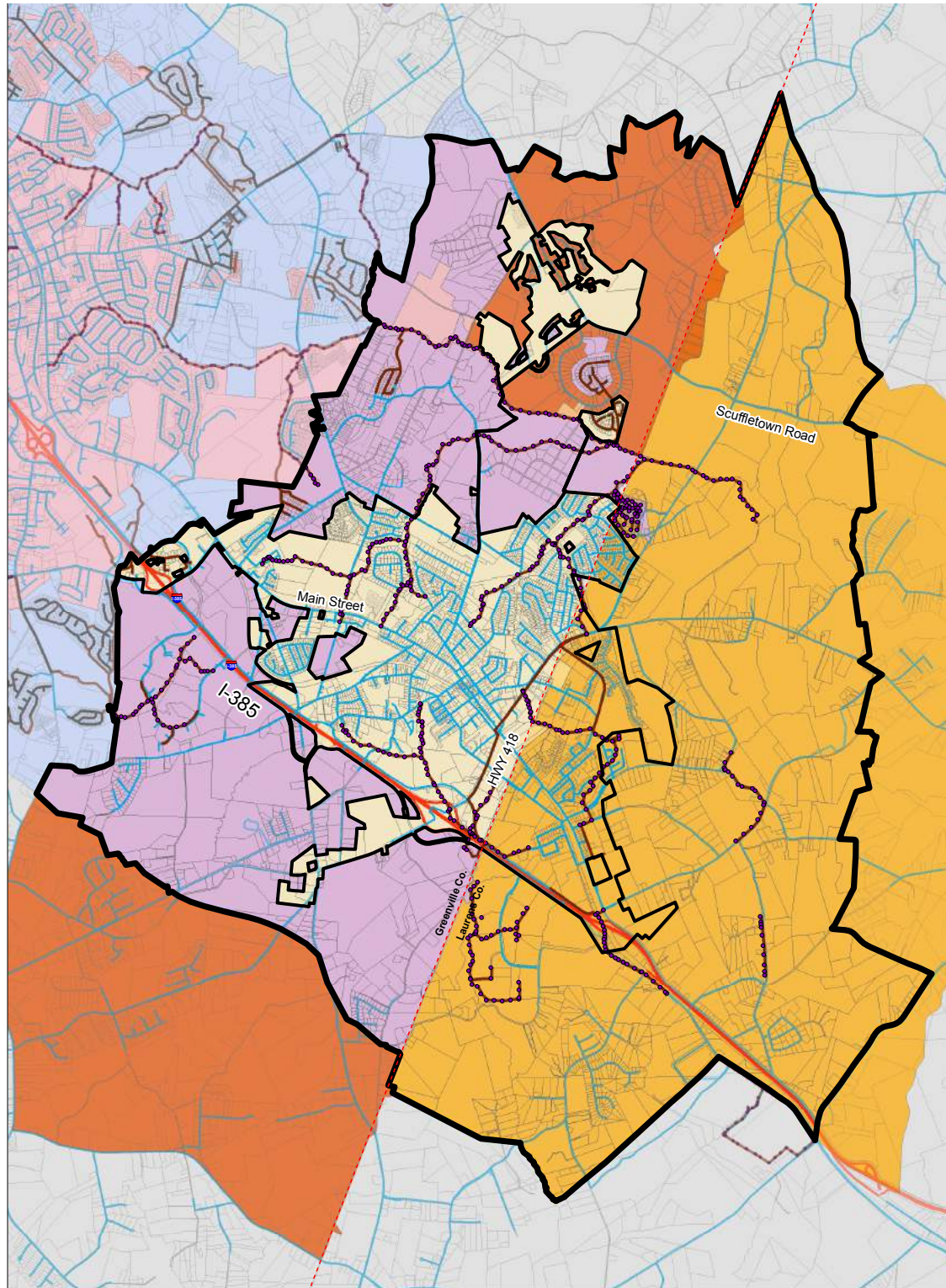
Project #	Description	Type of Improvement	Implementation Period	Responsible Party	Funding Source	Comments
1	Develop temporary "pop up" history and/or art installations downtown in conjunction with museum exhibits or events, temporary art galleries, and/or public art.	History & Culture, Tourism	0-2 years	City of Fountain Inn, Fountain Inn Museum, Local Art organizations	Local funds, Museum funds, Artist funds	
2	Develop a mural program focused on the downtown area which promotes the area's history by exhibiting images having to do with the city's history (Fountain, Original Inn, Stagecoaches, etc...)	History & Culture, Tourism	0-2 years	City of Fountain Inn, Fountain Inn Museum, Local Art organizations	Local funds, Museum funds, Artist funds	
3	Develop and pass an historic site rehabilitation tax incentive.	History & Culture, Tax/Fees	0-2 years	City Council	N/A	
4	Upgrade and redevelop Woodside Park and PD Terry City Park	Infrastructure, Parks and Open Space	3-7 years	City Council	Local funds, State/Federal Funds, Private donations	
5	Provide outdoor games and alternative recreation opportunities at Woodside and other parks (giant chess, giant Jenga, shuffleboard, table tennis, bocce ball courts, skatepark)	Parks and Open Space	0-2 years	Fountain Inn Recreation, City Council	Local funds	Some of these games should be portable so that they might be used for events downtown
6	Develop a mini-putt putt course near downtown	Parks and Open Space	3-7 years	Fountain Inn Recreation, City Council	Local funds, Private donations	
7	Close a section of Depot Street or Main street semi-frequently (monthly or quarterly) for a family fun night or mini-festival. Include temporary passive recreation elements such as cornhole, giant chess and other games	History & Culture	0-2 years	City of Fountain Inn, Merchants Association, Chamber of Commerce	N/A	Use the games from #5 above
8	Encourage private groups to host art or entertainment events open to the public downtown by providing low or no cost public facility rentals	History & Culture	0-2 years	City of Fountain Inn, Merchants Association, Chamber of Commerce	N/A	By allowing private groups or businesses to host public events the city can save on event expenses
9	Focus on and increase the utilization of special events and festivals	Tourism	Short and Long term	City of Fountain Inn and Chamber of Commerce	City Funds, Chamber funds	
10	Adopt a commitment to a "different experience every visit" focus	Tourism	0-2 years	City of Fountain Inn and Chamber of Commerce	N/A	This could become a slogan or focus that unifies the city, chamber, businesses, museum and others
11	Strictly enforce the preservation of heritage trees and limit clear cutting of trees for development	Environmental, Image and Identity	0-2 years	City Administrator	N/A	
12	Complete the main street revitalization to Highway 418 and to Quillen Avenue	Infrastructure, Pedestrian, Image and Identity	7+ years	City of Fountain Inn	Local funds, State/Federal Funds, Private donations	Perhaps this could be market driven once the Swamp Rabbit Trail is connected over Main Street
13	Increase the current sidewalk system and connectivity	Infrastructure, Pedestrian, Transportation	7+ years	City of Fountain Inn	Local funds, State/Federal Funds, Private donations	
14	Promote and contain industrial use growth along interstate I-385	Business, Image and Identity	Short and Long term	City of Fountain Inn and Chamber of Commerce	N/A	
15	Streamline education, outreach, and promotion efforts regarding code enforcement, city regulations, and animal registration online and in easy to handle information pamphlets or packets.	Operations	0-2 years	City Administrator	N/A	
16	Hire a dedicated full-time or part-time code enforcement officer for the City of Fountain Inn	Operations	3-7 years	City Administrator	TBD	
17	Require annexation studies to determine additional staff needs for fire, police, and ems per new annexations	Operations, Business, Housing	0-2 years	City Administrator	N/A	
18	Consider the adoption of impact fees to pay for the cost of additional city services and infrastructure per new development	Operations, Infrastructure	3-7 years	City Council	N/A	
19	Develop and implement the safe program (safety awareness for everyone) to register vulnerable populations with local law enforcement agencies	Operations	0-2 years	Police Department	TBD	
20	Reconstitute a downtown association to address joint advertising, promotional efforts, and uniform hours of operation	Business, Tourism, Image and Identity	0-2 years	City of Fountain Inn and Chamber of Commerce	N/A	
21	Promote redevelopment of area between Wall Street and Woodside Ave. to provide a viable connection to the Mill Village and Woodside Park	Business, Image and Identity, Housing, History & Culture	3-7 years	City Council	N/A	This approach should be utilized as existing uses cease or go out of business.
	Expand -1 zoning district to include areas targeted for downtown expansion (Wall St to Woodside Ave.)	Business, Image and Identity, Housing, History & Culture	3-7 years	City Council	N/A	Properties could be rezoned but the new zoning requirements only go into effect when each property's "grandfathered" use ceases.
22	Develop annexation strategy that uses a cost benefit analysis to evaluate long term sustainability of proposed annexation	Infrastructure, Housing, Business, Tax/Fees	0-2 years	City Administrator	N/A	
23	Develop and adopt rural conservation standards	Image and Identity, History & Culture	0-2 years	City Council	N/A	
24	Conduct a full ADA assesment of city property	Compliance	0-2 years	City Administrator	TBD	This is a mandatory project per federal law.
25	Review regulatory framework to encourage creative solutions to address affordable housing (pocket neighborhoods, accessory buildings, density bonuses)	Housing	0-2 years	City Council	TBD	
26	Conduct a workforce housing availability audit	Business, Housing	0-2 years	City of Fountain Inn	TBD	
27	Require and strictly enforce garbage container placement behind decorative fencing and general maintenance/upkeep of business exteriors in the Central Business District.	Operations	0-2 years	City of Fountain Inn	TBD	
28	Develop an updated city wide wayfinding system (include directions from parking lots to various attraction)	Tourism	0-2 years	City of Fountain Inn	TBD	

*projects are listed in no particular order

APPENDIX

Planning Area Boundary

The area in and around the City of Fountain Inn is growing very quickly. In order to prepare for this growth an area larger than the current city limits must be planned for. The planning area was developed by considering the Fountain Inn Fire Service District where generally constrained by sewer and water service availability.



Legend

- Sewer Manholes
- Sewer Lines
- Water Lines
- I-385
- Metropolitan Sewer Sub District Overlap with Fire District
- City of Fountain Inn Sewer District
- City of Simpsonville Sewer District
- Metropolitan Sewer Sub District
- Fountain Inn Fire District (Greenville)
- Fountain Inn Fire District (Laurens)
- Parcels
- Fountain Inn Boundary
- Proposed Planning Boundary
- County Boundary

0 0.5 1 2 Miles



Public Safety and Enforcement Taskforce Action Items

Three taskforce groups were assembled as part of the public participation effort for this plan, Growth & Development, Quality of life, and Public Safety & Enforcement. Each group developed a set of goals and objectives which are listed herein. At a public meeting following each taskforce's work, members of the public were able to provide input regarding what goals and objectives should be the top priority. The top goals and objectives according to each taskforce are listed below:

Project #	Description	Type of Improvement	Implementation Period
<u>Goal: Improve the appearance of private property within the City of Fountain Inn</u>			
1	Reduce the time frame allowed to comply with code enforcement violations to 30 days where possible	Operations	0-2 years
2	Alter code enforcement fee schedule such that the costs associated with enforcement are transferred to the violator rather than the general public	Operations, Tax/Fees	0-2 years
3	Require and strictly enforce garbage container placement behind decorative fencing and general maintenance/upkeep of business exteriors in the Central Business District.	Operations	0-2 years
<u>Goal: Improve public awareness about city services and regulations</u>			
4	Create a more user friendly website for the City of Fountain Inn to educate the public about code enforcement and building code information	Operations	0-2 years
5	Prepare and distribute a brochure/pamphlet to educate the public about current city services and regulations	Operations	0-2 years
6	Develop an animal care packet to improve awareness about animal registration and other applicable laws	Operations	0-2 years
<u>Goal: Improve the building code enforcement process and its effectiveness</u>			
7	Hire a dedicated full-time or part-time code enforcement officer for the City of Fountain Inn	Operations	3-7 years
8	Update the city's noise ordinance to address nuisances such as excessive animal and incompatible land use noises	Operations, Business, Housing	0-2 years
9	Consider the adoption of enhanced buffers and transitional zones to address nuisances (light, noise, noxious odors)	Operations, Business, Housing	0-2 years
<u>Goal: Improve public safety and fire services with the City of Fountain Inn</u>			
10	Require annexation studies to determine additional staff needs for fire, police, and EMS per new annexations	Operations, Business, Housing	0-2 years
11	Consider the adoption of impact fees to pay for the cost of additional city services per new development	Operations, Infrastructure	3-7 years
12	Hire additional police and fire personnel to bring the city in alignment with current industry standards	Operations	3-7 years
13	Lower the city's ISO public protection classification rating by improving staffing, waterlines, and by adding additional fire hydrants where possible	Operations	7+ years
14	Become a national weather service "stormready" community	Operations	7+ years
15	Develop and implement the safe program (safety awareness for everyone) to register vulnerable populations with local law enforcement agencies	Operations	0-2 years

Growth and Development Taskforce Action Items

Project #	Description	Type of Improvement	Implementation Period
<u>GOAL: To continue to expand downtown development and redevelopment efforts</u>			
1	Develop a way finding sign system to identify civic attractions, parking areas, events, etc.	Infrastructure, Pedestrian, Transportation	0-2 years
2	Develop short, medium and long range parking strategies based on parking demand	Infrastructure, Transportation	3-7 years
3	Reconstitute a downtown association to address joint advertising, promotional efforts, and uniform hours of operation	Business, Tourism, Image and Identity	0-2 years
4	Identify specific sites, infrastructure requirements, and labor force needs of targeted businesses	Business, Infrastructure	0-2 years
5	Identify, measure and celebrate short term successes to sustain support for longer term community economic development	Operations	Ongoing
6	Review regulatory framework and property tax structure to identify impediments and consider modifications to provide incentives for residential above retail in the downtown area	Tax/Fees, Business, Housing	0-2 years
7	Promote redevelopment of area between Wall Street and Woodside Ave. to provide a viable connection to the Mill Village and Woodside Park	Business, Image and Identity, Housing, History & Culture	3-7 years
	Expand -1 zoning district to include areas targeted for downtown expansion (Wall St to Woodside Ave.)	Business, Image and Identity, Housing, History & Culture	3-7 years
8	Partner with Downtown Merchants Association to extend operational hours to include special events	Business, Image and Identity, Tourism	0-2 years
9	Sponsor events and festivals that celebrate Fountain Inn's heritage, create community cohesiveness and attract dollars to local businesses	Business, Image and Identity, Tourism	Ongoing
10	Expand eligible area for front and rear façade improvement matching funds	Business, Image and Identity, Tourism	0-2 years

Growth and Development Taskforce Action Items Continued

GOAL: To encourage sustainable growth and development that enhances the livability of the community			
11	Update business license/fees to help sustain cost or services and infrastructure	Tax/Fees	0-2 years
12	Consider implementation of development impact fees for roads and infrastructure	Infrastructure, Housing, Transportation, Tax/Fees	3-7 years
13	Develop annexation strategy that uses a cost benefit analysis to evaluate long term sustainability of proposed annexation	Infrastructure, Housing, Business, Tax/Fees	0-2 years
14	Provide a diversity of types of parks; passive, skateboard, and alternative recreation features such as (giant outdoor games), etc	Parks and Open Space, Tourism, Infrastructure	0-7 years
15	Develop and adopt rural conservation standards	Image and Identity, History & Culture	0-2 years
16	Limit/Prohibit mobile homes within City Limits	Image and Identity	0-2 years
17	Require sidewalks, bike lanes and connectivity between developments to encourage alternatives to car travel	Transportation, Infrastructure, Pedestrian, Bicycle	0-2 years
18	Conduct a full ADA assesment of city property	Compliance	0-2 years
GOAL: To encourage a diversity of housing options for the community			
19	Review regulatory framework to encourage creative solutions to address affordable housing (pocket neighborhoods, accessory buildings, density bonuses)	Housing	0-2 years
20	Conduct a workforce housing availability audit	Business, Housing	0-2 years

Quality of Life Taskforce Action Items

Project #	Description	Type of Improvement	Implementation Period
GOAL: To preserve and promote the area's unique history			
1	Develop temporary "pop up" history installations downtown in conjunction with museum exhibits or events.	History & Culture, Tourism	0-2 years
2	Develop a mural program focused on the downtown area which promotes the area's history by exhibiting images having to do with the city's history (Fountain, Original Inn, Stagecoaches, etc...)	History & Culture, Tourism	0-2 years
3	Commemorate contemporary local important persons through art	History & Culture	3-7 years
4	Update the 1999 historic site survey to include sites within the planning area which are outside of the downtown district.	History & Culture	0-2 years
5	Develop and pass an historic site rehabilitation tax incentive.	History & Culture, Tax/Fees	0-2 years
GOAL: To further integrate The Arts into the community			
6	Increase the promotion/education of arts education opportunities particularly for seniors and youth.	History & Culture	0-2 years
7	Recruit art instructors to the Performing Arts Center and consider allowing teachers a co-work or art studio space in order to attract artists/instructors.	History & Culture	0-2 years
8	Develop a matching fund to promote temporary Public Art Displays/galleries and work with vacant store owners to provide space for "pop-up" art studies.	History & Culture, Tourism	0-2 years
9	Encourage public art that is functional and/or historic (painted or designed crosswalks, historic murals, expanded placement and promotion of the "hidden" bronze stagecoaches.)	History & Culture	0-2 years
10	Restore historic murals such as the Coca-cola mural on south Main Street.	History & Culture	0-2 years
GOAL: To elevate the recreation program and update the city's recreation facilities to become amenities			
11	Upgrade and redevelop Woodside Park	Infrastructure, Parks and Open Space	3-7 years
12	Provide outdoor games at Woodside and other parks (giant chess, giant Jenga, shuffleboard, table tennis, bocce ball courts)	Parks and Open Space	0-2 years
13	Develop a mini-putt putt course near downtown	Parks and Open Space	3-7 years
14	Expand the activities center by adding another gymnasium and a larger fitness area	Parks and Open Space	3-7 years
15	Improve/Increase signage for the Swamp Rabbit Trail	Parks and Open Space	0-2 years
16	Update community and pocket parks	Parks and Open Space	3-7 years
17	Develop the land next to the entrance of Quail Run as a new park	Parks and Open Space	7+ years
18	Add benches throughout the park and trail system	Parks and Open Space	0-2 years
19	Offer additional adult sports leagues	Parks and Open Space	0-2 years

Quality of Life Taskforce Action Items Continued

GOAL: To draw tourists and locals downtown			
20	Close a section of Depot Street or Main street semi-frequently (monthly or quarterly) for a family fun night or mini-festival. Include temporary passive recreation elements such as cornhole, giant chess and other games	History & Culture	0-2 years
21	Encourage private groups to host art or entertainment events open to the public downtown by providing low or no cost public facility rentals	History & Culture	0-2 years
22	Focus on and increase the utilization of special events and festivals	Tourism	Short and Long term
23	Create holiday store window decoration contest incentives for multiple holidays	Tourism	0-2 years
24	Provide recreation opportunities (public or private) in walking distance from downtown	Parks and Open Space	3-7 years
25	Adopt a commitment to a “different experience every visit” focus	Tourism	0-2 years
26	Invest in future infrastructure such as an in ground water feature that acts as an attraction downtown	Tourism	3-7 years
27	Develop an updated city wide wayfinding system (include directions from parking lots to various attractiosn	Tourism	0-2 years
GOAL: To allow reasonable and smart growth while preserving the small town and rural nature of the area			
28	Revitalize the city cemetery	Infrastructure, History & Culture, Parks and Open Space	3-7 years
29	Revitalize the monuments and exhibits on city hall grounds and around town	History & Culture	3-7 years
30	Strictly enforce the preservation of heritage trees and limit clear cutting of trees for development	Environmental, Image and Identity	0-2 years
31	Complete the main street revitalization to Highway 418 and to Quillen Avenue	Infrastructure, Pedestrian, Image and Identity	7+ years
32	Increase the current sidewalk system and connectivity	Infrastructure, Pedestrian, Transportation	7+ years
33	Promote and contain industrial use growth along interstate I-385	Business, Image and Identity	Short and Long term
34	Develop a growth boundary or development standards in order to preserve the rural character outside of downtown	History & Culture, Image and Identity, Housing	0-2 years

Housing and Transportation Affordability Profile Study

	Fountain Inn Population According to Block Groups				
	Average Household Size - owners	Average Household Size - renters	Commuters Per household - owners	Commuters Per household - renters	Median Commute Distance (work)
	2.91	3.37	1.57	1.24	13.88
	2.85	2.39	1.19	0.94	13.17
	2.23	3.04	0.87	0.69	12.67
	3.11	2.64	1.49	1.06	15.22
	2.62	2.57	0.96	0.68	17.83
	2.96	2.29	1.18	1.00	14.05
Total	2.78	2.72	1.21	0.94	14.47

* The Location Affordability Index (LAI) estimates the percentage of a family's income dedicated to the combined cost of housing and transportation in a given location. Because what is "affordable" is different for everyone, you can choose among a diverse set of family profiles—which vary by household income, size, and number of commuters—and see the affordability landscape for each one in your neighborhood, city, or region.

https://egis-hud.opendata.arcgis.com/datasets/27b53ea69f98474eb002ac3b9c6b51eb_0

This data set is continued on the following page.

Profile 1				
income	45861			
size	4			
# of commuters	2			
housing plus transportation costs % of income	household costs % of income	Transportation costs % of income	Household autos owned	autos owned (homeowners)
57.37%	27%	30%	2.31	2.46
Profile 2				
income	11720			
size	1			
# of commuters	1			
housing plus transportation costs % of income	household costs % of income	Transportation costs % of income	Household autos owned	autos owned (homeowners)
124%	60%	64%	1.26	1.36
Profile 3				
income	22931			
size	1			
# of commuters	1			
housing plus transportation costs % of income	household costs % of income	Transportation costs % of income	Household autos owned	autos owned (homeowners)
71%	35%	36%	1.39	1.49
Profile 4				
income	61912			
size	1			
# of commuters	1			
housing plus transportation costs % of income	household costs % of income	Transportation costs % of income	Household autos owned	autos owned (homeowners)
35%	20%	16%	1.59	1.69
Profile 5				
income	36689			
size	2			
# of commuters	0			
housing plus transportation costs % of income	household costs % of income	Transportation costs % of income	Household autos owned	autos owned (homeowners)
54%	36%	18%	1.50	1.66
Profile 6				
income	22931			
size	3			
# of commuters	1			
housing plus transportation costs % of income	household costs % of income	Transportation costs % of income	Household autos owned	autos owned (homeowners)
87%	43%	44%	1.81	1.97
Profile 7				
income	36689			
size	3			
# of commuters	1			
housing plus transportation costs % of income	household costs % of income	Transportation costs % of income	Household autos owned	autos owned (homeowners)
62%	33%	29%	1.90	2.06
Profile 8				
income	68792			
size	4			
# of commuters	2			
housing plus transportation costs % of income	household costs % of income	Transportation costs % of income	Household autos owned	autos owned (homeowners)
43%	22%	21%	2.39	2.54

Downtown Parking Survey

Greenville County staff was made aware that parking availability downtown may be limited especially at peak times. This concern seemed to have become elevated when Main Street was redeveloped and a number of parking on street parking spaces were removed and replaced with planting areas. The parking counts herein represent lunch-time parking numbers beginning just before the lunch-time rush on both a "fair weather day" and a "poor weather day." Some deviations are evident, however, the deviations are were not significant. In general, it would seem that Fountain Inn attracts similar numbers of visitors to its Central Business District during lunch time largely irregardless of weather.

Parking Counts

Feb 28,2017 - 70 Degrees at noon - Tuesday					March 30, 2017 - Rainy - Thursday				
Intersection:	Btwn Commerce Pk and Fairview St								
Time	11:39	12:20			11:37	12:12			
Occupied	19	19			18	20			
Available	13	13			14	12			
% Full	59%	59%			56%	63%			
Handicap	2 avail	2 avail			2 avail	2 avail			
EV	2 avail	2 avail			2 avail	2 avail			
Intersection:	Main Street - City Hall								
Time	11:44	12:19	12:34		11:42	12:10	12:32		
Occupied	0	0	0		0	0	0		
Available	10	10	10		10	10	10		
% Full	0%	0%	0%		0%	0%	0%		
Handicap									
Intersection:	Main Street - (west side) Fairview - Trade								
Time	11:45	12:16			11:43	12:14			
Occupied	7	12			9	11			
Available	3	0			3	1			
% Full	70%	100%			75%	92%			
Handicap									
Intersection:	Main Street - (east side) fairview - Trade)								
Time	11:47	12:17			11:44	12:15			
Occupied	4	6			5	6			
Available	3	1			2	1			
% Full	57%	86%			71%	86%			
Handicap									
Intersection:	Mainstreet - (west side) Trade - Jones								
Time	11:49	12:15			11:45	12:16			
Occupied	4	8			3	5			
Available	4	0			5	3			
% Full	50%	100%			38%	63%			
Handicap									
Intersection:	Mainstreet - (east side) Trade - Jones								
Time	11:50	12:15			11:45	12:16			
Occupied	3	5			3	4			
Available	3	1			3	2			
% Full	50%	83%			50%	67%			
Handicap									

Downtown Parking Survey

Many of the on-street parking spaces were occupied prior to the lunch hour rush. During the rush these parking spots filled up quickly. Other parking opportunities were also quickly utilized such as the parking on Depot Street and the parking plaza across from J Peters on the Main Street block between Fairview Street and Trade Street. Other parking opportunities were scarcely utilized or not at all such as the ten on street parking spots in front of City Hall. Side street parking spots were also under utilized during these times.

*** It is important to note that no public parking spaces belong to any particular business, but parking spaces are required for employees and other business vehicles as part of each business' need daily operations.

Parking Counts

Feb 28,2017 - 70 Degrees at noon					March 30, 2017 - Rainy		
Intersection:	Trade to Weston						
Time	12:06	12:30			11:52	12:16	
Occupied	7	6			7	9	
Available	8	9			8	6	
% Full	47%	40%			47%	60%	
Handicap							
Intersection:	Jones to Weston						
Time	11:52	12:26			11:50	12:16	
Occupied	0	4			0	2	
Available	14	10			14	12	
% Full	0%	29%			0%	14%	
Handicap							
Intersection:	Depot						
Time	11:51	12:21			12:00	12:29	
Occupied	9 + 2 illegal	15 + 2 illegal			11 + 1 illegal	14 + 1 illegal	
Available	9	3			7	4	
% Full	61%	94%			67%	83%	
Handicap	1 U/1 A	1 U/1 A			2 avail	2 avail	
Intersection:	Main Street - (West side) Jones to 418						
Time	11:55	12:25			11:47	12:19	
Occupied	8	8			12	5	
Available	20	20			16	23	
% Full	29%	29%			43%	18%	
Handicap							
Intersection:	Main Street - East side) Jones to 418						
Time	11:55	12:24			11:48	12:21	
Occupied	1 near jone	3			3	5	
Available	14	12			12	10	
% Full	7%	20%			20%	33%	
Handicap							
Intersection:	Lot behind Sweet Catherines (no gas dept)						
Time	12:03	12:28			11:51	12:22	
Occupied	15	17			19	21	
Available	18	16			14	12	
% Full	45%	52%			58%	64%	
Handicap	0 provided						

Downtown Parking Survey

Downtown Fountain Inn seems to have enough parking available for the current demand restaurants and businesses are drawing to the area during normal daytime operations. As downtown grows this parking will become less adequate. Additionally, downtown events such as concerts and Farmers Markets may meet or exceed the public and private parking provided in the Central Business District. County staff was unable to complete a parking count during a special event. Such a count might provide additional insight regarding parking needs during special events and evening demand. The city must consider how to provide parking for these events or risk losing attendance.

Parking Counts

Feb 28, 2017 - 70 Degrees at noon					March 30, 2017 - Rainy		
Intersection:	Gas Department						
Time	12:05	12:30			11:51	12:23	
Occupied	4	5			3	7	
Available	9	8			10	9	
% Full	31%	38%			23%	44%	
Handicap	1/A				1 avail	1 avail	
Wounded Warr	1/A				1 avail	1 avail	
Intersection:	Parking Across St from Jpeters (plaza)						
Time	12:08	12:32			11:54	12:23	
Occupied	16	18			10	19	
Available	6	4			12	3	
% Full	73%	82%			45%	86%	
Handicap							
Intersection:	btwn El Patron & Old Suntrust Bldg						
Time	12:08	12:31			11:55	12:23	
Occupied	3	5			3	5	
Available	10	8			10	8	
% Full	23%	38%			23%	38%	
Handicap							
Intersection:	Between Oriens & El Patron (both lots)						
Time	12:10	12:32			11:55	12:25	
Occupied	13	17			12	18	
Available	21	17			22	16	
% Full	38%	50%			35%	53%	
Handicap							
Intersection:	Weston (Fairview - Trade)						
Time	12:11				11:56	12:25	
Occupied	0				3	1	
Available	4				2	4	
% Full	0%				60%	20%	
Handicap							
Intersection:	Fairview Side Street (by CVS)						
Time	11:43	12:35			11:42	11:58	12:28
Occupied	2	2			0	2	2
Available	1	1			3	1	1
% Full	67%	67%			0%	67%	
Handicap	1 avail	1 avail			1 avail	1 avail	1 avail

Example of Conservation Design Subdivision

