



Fountain Inn Planning Commission

2006 Annual Report

**Prepared by the
Greenville County Planning Commission**



2006 ANNUAL REPORT

City of Fountain Inn Planning Commission

Planning Commission Members

Jerry Cobb – Chairman
Danny Thomason Vice-Chair beginning mid 2006
Nancy Ellis
Raymond Hargrave
John Mahony
Bobby Painter
Bill Patterson – term began mid 2006

Roger Aiken served as Vice-Chair thru mid 2006.

Juanita Mansell will begin her term in January 2007.

Staff

Roger Case, Director of Public Works/Zoning Administrator
Lori Cooper, License Specialist/Secretary
Dan Powell, Planner, Greenville County Planning Commission

* *Fountain Inn Planning Commission website link.*

Go to www.greenvilleplanning.com and click on [City Planning – Fountain Inn.](#)

2006 Highlights

- ★ City Master Plan Adopted
- ★ Text Amendment - Landscaped Buffer Yards & Detention Ponds
- ★ Text Amendment – Article 6 Signs – Sign Ordinance Update
- ★ Text Amendment – Central Business District Guidelines
- ★ Text Amendment – Neighborhood Commercial District
- ★ Harrison Bridge Road Annexation zoned C-2, Commercial District
- ★ North Main Street Annexation zoned C-2, Commercial and R-M, Multi-Family Districts
- ★ North Main and Putman Road Annexation zoned C-2, Commercial District
- ★ Howard Drive Annexation zoned PD, Planned Development
- ★ Text Amendment – Trees and Shrubs – Amend Chapter 20, Articles 1 and 2 (Update to National Standards)
- ★ Air Quality Policy Statement

Compliments of the Greenville
County Planning Commission



Dear City Council members, Planning Commissioners, and citizens of Fountain Inn:

2006 has been a very proactive year for the Fountain Inn Planning Commission. I would like to welcome new Commission members Bill Patterson who started in mid 2006 and Juanita Mansell who will begin her term in January 2007. In addition, I would like to express my utmost appreciation to Roger Adkins for his dedicated service to the Commission, and thank Danny Thomason for serving as Vice-Chair.

As you know, Fountain Inn has been working on a Master Plan. The Plan was adopted in June 2006, to be used as a guide for planned growth in the area. Many accomplishments during the past year have been steps taken to implement the Master Plan. Included in the efforts were several text amendments to strengthen the Fountain Inn Zoning Ordinance such as:

- Landscaping provisions for buffer yards and detention ponds/updated the Tree Ordinance to meet National Standards.
- Central Business District Guidelines
- Updated the Sign Ordinance
- Updated the Neighborhood Commercial District Standards

Several Plan Reviews include:

- CVS Pharmacy Commercial Design Standards
- Fountain Inn Nursing Home on Gulliver Street
- Amenities/Recreation Area on Garrett Street
- Sunset Village/Housing for seniors and handicapped individuals

The Planning Commission recommended approval for the following annexations:

- Harrison Bridge Road Annexation zoned C-2, Commercial District
- North Main Street Annexation zoned C-2, Commercial and R-M, Multi-Family Districts
- North Main and Putman Road Annexation zoned C-2, Commercial District
- Howard Drive Annexation zoned PD, Planned Development

In addition they reviewed and made recommendations for eight (8) rezoning requests. The Commissioners completed the educational training currently required by state law, assisted the City of Fountain with obtaining the Tree City USA status, and drafted an Air Quality Policy Statement.

For 2007 the following projects will be listed on the Work Program.

- Residential Guidelines for subdivisions
- Plan Review for CVS and Chapman Road out parcels
- Prepare for the 2009 Comprehensive Plan Update
- North Main Planned Development

Additional projects will be added when the Planning Commission reconvenes in January 2007.

Personally, I would like to say "thank you" to the Commission for all that you have done and wish you continued success in the coming year.



Jerry L. Cobb Jr., Chairman
Fountain Inn Planning Commission