



**REQUEST FOR COUNCIL ACTION**  
City of Fountain Inn, South Carolina

June 12, 2025

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

Regular City Council Meeting

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

**Agenda Date Requested:** June 12, 2025

**Summary Background:**

The applicant, ihscbd Services II, LLC, represented by Lauren Garren of Thomas & Hutton, has requested to rezone approximately 51 acres of land located at McCarter Road, Nash Street, and South Woods Drive (Tax Map #'s 0350000100405, 0350000100406, 0350000100407, 035000100301, 0350000100104, 0350000100300, 9040201001) from C-2 (Commercial), I-1 (Industrial), and R-12 (Residential) to FRD (Flexible Review District).

The FRD zoning designation will allow for the flexibility necessary to develop the Golden Strip Medical Park, a proposed medical campus intended to provide expanded medical facilities and services within the city. The development plan includes multiple medical facilities, increased parking to support patient volume, and enhanced public infrastructure including a signalized entrance, turn lanes, and sidewalks.

**Impact If Denied:**

The properties would remain under multiple existing zoning districts. This would complicate the development and potentially require several variances to accommodate the proposed site plan and uses.

**Impact If Approved:**

The rezoning to FRD would allow the developer to address the specific design needs of the project through a Statement of Intent, eliminating the need for variances. This includes site layout flexibility, enhanced parking, and improved integration with surrounding roadways and infrastructure.



## AGENDA ITEM

June 12, 2025

To: City Council  
From: Planning & Development Director, Jason Knudsen  
Subject: PZ-2025-01, Golden Strip Medical Park  
Meeting Date: June 12, 2025  
Type of Agenda Item: Rezoning  
Attachments: Zoning Map  
Aerial Map  
Proposed Statement of Intent  
Proposed Concept Plans  
Proposed Ordinance

**OWNER(S):** ihscbd Services II, LLC  
**AUTHORIZED REP(S):** Lauren Garren, Thomas & Hutton  
**LOCATION:** McCarter Road, Nash Street & South Woods Drive (Tax Map #'s 0350000100405, 0350000100406, 0350000100407, 0350000100301, 0350000100104, 0350000100300, 9040201001).  
**CURRENT ZONING:** C-2 (Commercial), I-1 (Industrial), & R-12 (Residential)  
**SIZE OF PROPERTY:** Approximately 51 acres

### ***REQUEST***

Pursuant to Section 5:9.6, of the City of Fountain Inn Zoning Ordinance, the City of Fountain Inn has received a request to rezone approximately 51 acres along McCarter Road (HWY 418) to the FRD District (Flexible Review District).

Per the applicant, "The proposed Golden Strip Medical Park is located in the City of Fountain Inn, South Carolina. The overall +/-51-acre site is located the northeast quadrant of the intersection of South Woods Drive and McCarter Road. The site is currently planned to have two medical facilities located near the northwestern portion of the overall site along McCarter Road. Future medical facility development in the western portion of the site is anticipated at a later date. To facilitate the proposed medical facilities, we are requesting to rezone to a Flexible Review District (FRD).

We are requesting the site to be rezoned to FRD to allow for increased parking to facilitate patient needs based on historic data and allow the buildings to be away from McCarter Road and Nash Street with in the Overlay District.

The proposed Golden Strip Medical Park will facilitate an increase in medical facilities and services within and near the City of Fountain Inn. An addition, improvements to the site to improve public use is planned to consist of a signalized entrance into the site, dedicated turn lanes into the site, and public right of way sidewalk from the proposed Boulevard to the north property line.”

***LOCATION & DESCRIPTION***

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The parcels are a mix of open land, trees, and a vacant warehouse.

***PROPOSED ZONING DISTRICT***

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The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

***COMPREHENSIVE PLAN***

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

***PUBLIC HEARING PROCEEDING***

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A public hearing regarding this petition was conducted on May 15, 2025, before the body of the Fountain Inn Planning Commission. There was no public comment.

***PLANNING COMMISSION REVIEW***

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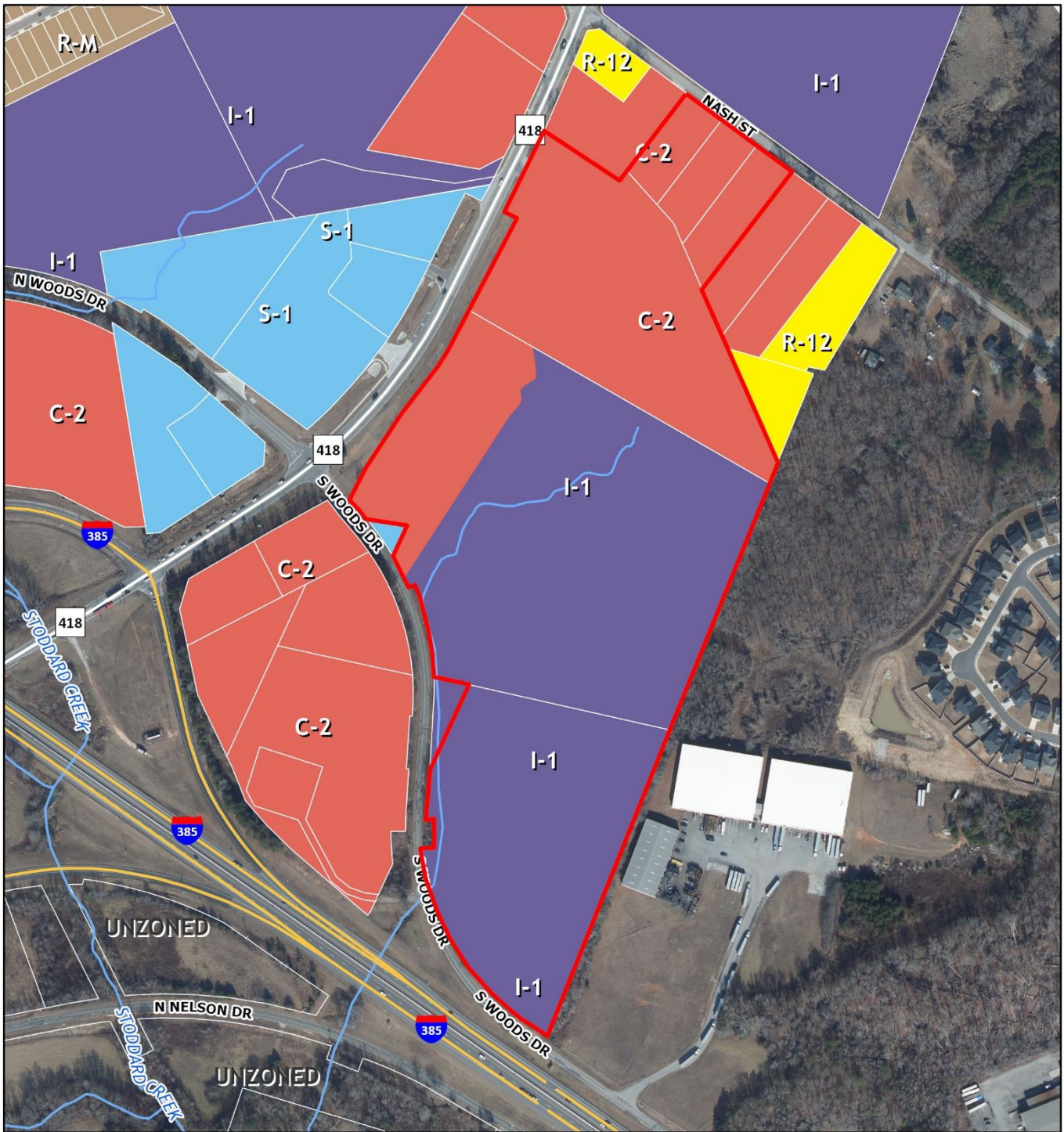
The Fountain Inn Planning Commission has reviewed the request to rezone these properties to the FRD, Flexible Review District, at their May 15, 2025, meeting. By a vote of 7-0, the Planning Commission recommends approval of the requested rezoning for Ordinance PZ-2025-01.

***STAFF COMMENTS***

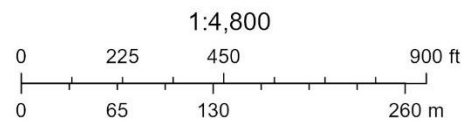
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A project of this scale and use has many unique requirements that would find the current Zoning Ordinance restrictive and unyielding. To address these potential issues and allow for a project designed to provide the best in form and function, staff recommends approval of the rezoning to the FRD district.

**GREENVILLE COUNTY ZONING MAP**



May 8, 2025



Greenville County GIS Division

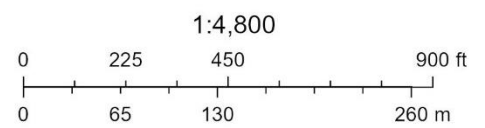
LAURENS COUNTY ZONING MAP



AERIAL MAP



May 8, 2025



Greenville County GIS Division



## MEMORANDUM

**TO:** City of Fountain Inn

**FROM:** Lauren Garren, PE – T&H

**DATE:** 2025-04-17; Revised 2025-05-05

**SUBJECT:** Statement of Intent and Variances for the Golden Strip Medical Park

**JOB NO.:** 30236.0004

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### Statement of Intent

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#### ***Introduction:***

The proposed Golden Strip Medical Park is located in the City of Fountain Inn, South Carolina. The overall +/-51-acre site is located the northeast quadrant of the intersection of South Woods Drive and McCarter Road. The site is currently planned to have two medical facilities located near the northwestern portion of the overall site along McCarter Road. Future medical facility development in the western portion of the site is anticipated at a later date. To facilitate the proposed medical facilities, we are requesting to rezone to a Flexible Review District (FRD).

#### ***Public Improvements:***

The proposed Golden Strip Medical Park will facilitate an increase in medical facilities and services within and near the City of Fountain Inn. An addition, improvements to the site to improve public use is planned to consist of a signalized entrance into the site, dedicated turn lanes into the site, and public right of way sidewalk from the proposed Boulevard to the north property line.

#### ***Public Facilities:***

This site currently has near by water, sewer, gas, and power facilities. At this time, we have identified that Greenville Water is the water provider and has an existing 16-inch water main located along McCarter Road. More details on the capacity required for the facility will be determined when the medical facilities are in the design phase. Once capacity is determined, we will provide an approved Capacity Letter from Greenville Water for each phase of development on this site.

There are existing sewer lines surrounding the project site. Manholes located along the northern portion of the site are owned and maintained by the City of Fountain Inn. The

existing line through the site is owned and maintained by Re-Wa. For phase one of the proposed developments, we anticipate connecting service to both the City of Fountain Inn line and the Re-Wa line. As we receive further sanitary sewer loading, we will reach out to both municipalities to receive capacity letters or each phase of development on the site.

Underground natural gas lines run along McCarter Road. At this time, we anticipate small service lines will be required to serve the proposed medical facilities. At this time, we do not have a natural gas loading. However, coordination with the Fountain Inn Natural Gas will be made to ensure there is capacity for the required natural gas service.

Duke Power has confirmed that they are the power provider at this project site. When power loading is known, the Mechanical, Electrical and Plumbing (MEP) engineers coordinate with Duke Power to confirm capacity and the ability to serve power.

***Architectural Style:***

Refer to attached Exterior Elevation Renderings.

***Landscaping and Screening: Joe and Zaid***

The primary intent of the landscape is to improve the overall quality of life, enhance the environment, and contribute to the aesthetic appeal of development. The selection, size and location of material to comply with all applicable codes set forth by the City of Fountain Inn and Greenville County. The following landscape will be provided to meet all applicable code.

Landscape buffers will be provided along the north and west property lines to screen road and adjacent parcels from the development. These buffers range from 10' to 30' based on adjacent use and site restrictions. Plant material within buffers to meet size, quantity, and spacing requirements set forth in Sec.5:11. Plant material within the existing woodland and wetlands to the south and east will be preserved to satisfy buffer requirements along their respective property lines. All information pertaining to existing material will be provided in plans.

Landscape screening will be provided around all loading, outdoor storage and utility service areas where feasible per Sec. 5:9.10.7. Screening will also be provided along the stormwater basin located at the corner of McCarter Rd and S Woods Dr. This screen will be comprised of an aluminum ornamental fence meeting Fountain Inn requirements in combination with an evergreen screen capable of forming a continuous opaque screen, with individual plantings spaced not more than five feet apart.

Landscaping within parking areas will be added to reduce the adverse visual, environmental, and aesthetic effects of parking lots, drives, and loading areas. Plants will be located within landscape island and along the perimeter to meet both interior and perimeter requirements listed in Sec. 5:9.10. Since this development is included in a GCO, special attention will be given to provide adequate shade and aesthetic dimension that will promote user safety and enjoyment as stated in Sec. 5:12.7.

Tree protection will also be included meeting Greenville County Tree Standards. Calculations and summaries will be listed on plans to ensure density units are met.

**Pond Maintenance and Screening:**

On site stormwater management ponds will be Maintained by Prisma Health. Basins to be inspected by a registered professional engineer every (5) years. Outlet control structures to be inspected on a regular basis and repairs made as necessary. Sediment accumulation to be removed by the contractor at the end of construction and regraded to the approved plans. The grass is to be mowed on a regular basis. Slopes are to be inspected on a regular basis with prompt repair of any eroded areas. Trash to be removed from within and around the ponds and outlet structures on a regular basis and after a large storm event. Outlet discharges and emergency spillways are to be inspected on a regular basis and after large storm events. Pond bottoms are to be inspected and repaired/cleaned/regraded as necessary to maintain positive drainage to outlets and keep pond bottom free of loose sediment. The owner is to inspect the pond twice a year and after large storm events. Accumulated sediment is to be removed from the pond as needed.

The onsite Stormwater pond near McCarter will have black ornamental fencing. The remaining ponds will not have fencing but will be screened per the City of Fountain inn Ordinance.

**Pedestrian Access and Circulation:**

For phase one of the proposed development, raised crosswalks, sidewalk, and striped crosswalks have been shown to direct pedestrian traffic safely from the parking areas to the vestibules of the proposed buildings. For phase one, buildings are treated as separate sites in terms of pedestrian circulation. Patients attending one building on site will likely not need the other on the same day.

For the future development of the site, we anticipate providing the same style of pedestrian circulation with raised crosswalks, sidewalks, and striped crosswalks to delineate pedestrian pathways to each building's vestibules.

**Variiances**

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Due to the nature of the proposed development, many of the Gateway Corridor Overlay District's codes cannot be applied to the site.

**Setback Requirements:**

To facilitate customer experience, the building exceeds the required 20-foot maximum Gateway Corridor Setback requirement. This allows for drop-off and pharmacy loops at both the front and rear of the building.

The rear setback requirement for the site in the overlay corridor is 10 feet minimum with an increase of 1 foot per 3 foot of building height above 12 feet. For our current phase the planned building is approximately 45 feet tall. Per this regulation, that would require a 21-foot rear setback. Due to not knowing what the full build out condition of the site will entail we have used a 30' rear setback where abutting residential property for the total 51 acres.

The side setback regulation for the Gateway Corridor District is a minimum of 5 feet and a maximum of 12 feet on one side. Due to the size and functionality of the proposed medical facilities, the buildings are centrally located on each side of the planned boulevard and do not meet this requirement. We have dedicated a 20' side setback on Nash Street to allow for a Landscape Buffer.

#### Parking:

The Gateway Overlay Corridor does not permit parking areas along frontage or between a building and road. In order to facilitate entrances to both the front and rear of the buildings and creating the boulevard entrance to both sites, parking was placed between McCarter Road and the proposed building locations. A 15-foot landscape buffer will be utilized to screen the parking areas from McCarter Road. This meets the minimum requirement of a Roadside Buffer in Article 7.9.12 of an average planting width of 10 feet.

Along Nash Street, a 20-foot landscape buffer will be utilized to provide screening of the proposed parking lot from Nash Street. This meets the minimum requirement of a Roadside Buffer in Article 7.9.12 of an average planting width of 10 feet.

According to the Parking Ratios Table, the maximum parking spaces for Medical or Dental is 1 per 300 square feet plus 1 space for each 2 employees. At this time, the gross square footage (GSF) of the proposed northern medical facility will be no larger than 130,000 square feet. At the time of this memorandum, we do not have approximate employee counts. However, based on historical data of similar sites a parking ratio of 5 spaces per 1,000 GSF typically promotes a positive parking experience allowing for enough parking for both customers and employees. We are currently providing a parking ratio between 4.0 spaces per 1,000 GSF and 5.0 spaces per 1,000 GSF for this proposed medical facility to compromise between the code and historical data. This ratio will still likely be overparked according to Fountain Inn Code. Pervious materials will not be used for parking spaces as the existing soil on site contains medium to high plasticity clays and silts that do not allow for positive infiltration. All parking runoff will be captured by the stormwater ponds and meet water quality requirements.

The southern most proposed medical facility will be no larger than 30,000 GSF. At the time of this memorandum, we do not have an approximate employee count for this building. However, as stated previously, historically 5 spaces per 1,000 GSF typically promotes a positive parking experience for both the customers and employees. For this building we are providing between 4.0 spaces per 1,000 GSF and 5.0 spaces per 1,000 GSF for the southernmost proposed building to compromise between code and historical data. This ratio will still likely be overparked according to Fountain Inn Code. Pervious materials will not be used for parking spaces as the existing soil on site contains medium to high plasticity clays and silts that do not allow for positive infiltration. All parking runoff will be captured by the stormwater ponds and meet water quality requirements.

#### Landscape Buffers:

As mentioned above, Landscape Buffers will be provided along the front, sides, and rear of the 51 acres. For the Gateway Corridor Overlay district, according to Article 5.11, the proposed use will require a Type D Transition Yard where our nonresidential site abuts the residential zoned lots north and northeast of the site. According to Table – 2 in Section 5:11.4 we can have varying sizes of buffers from 10 to 31+ feet that requires a varying amount of trees/shrubbery per square feet.

According to the FRD Base Zoning, screening is required along side and rear lot lines where a non-residential use is adjacent to a residential use/district. The FRD base zoning buffer requirement is a 6-foot-tall wall, fence, berm, or evergreen screening plant material or combination of. Additionally, a 25-foot buffer is required when adjacent to a residential use. The Owner will provide a combination of either the wall, fence, berm, or screening abutting the residential property within the limits of disturbance for each phase of the overall site development.

For the majority of the site that abuts a residential area, we will maintain a 30-foot landscape buffer. For approximately 100 linear feet we will taper down to a 10-foot landscape buffer. Therefore, averaging approximately 25 feet throughout this area to meet the FRD and Overlay District Requirements. Within our varying buffer, we will refer to Table – 2 for planting quantities with the associated widths.

Grading will be required in the landscape buffers. In the side and rear setback abutting the residential zoning, a bypass ditch will be required to move the existing water from Nash Street that currently discharges into the project site and flows to the existing wetland. This ditch will collect the existing discharge and collect it into a piped system directly to the wetland so not to change the existing drainage pattern.

#### Loading, Outdoor Storage, Utility Services:

According to the FRD base zoning, loading areas, outdoor storage, and utility service areas are to be screened. Screening may be accomplished by a solid opaque fence or wall that is at least 6 feet high and is made of the same or compatible material as the material of the principal building. Evergreen plant material which can be expected to reach a height of 6 feet within 3 years of planting may also be used. At this time, we anticipate screen walls around utility service areas and trash compactors. Due to the nature of the site, screening is not feasible at the truck dock area. Deliveries to this facility typically will be box trucks and at a low volume.

#### Pond screening:

The pond located along McCarter Road will be fenced as per Article 5.11 by a black ornamental fence. The remaining ponds will not be fenced. Landscape screening will be provided as required by Article 5.11.

#### Sidewalks:

According to the FRD Base Zoning, 5-foot minimum sidewalks are required along all sides of the lot that abut a public right of way. At this time, we are proposing to provide sidewalk from the new proposed boulevard and pedestrian crossing at the signal and continuing it north along McCarter Road until we reach the property line. We are not proposing to extend the sidewalk south due to low commercial activity. This will require coordination with SCDOT as well as an encroachment permit. SCDOT will need to confirm its feasibility.

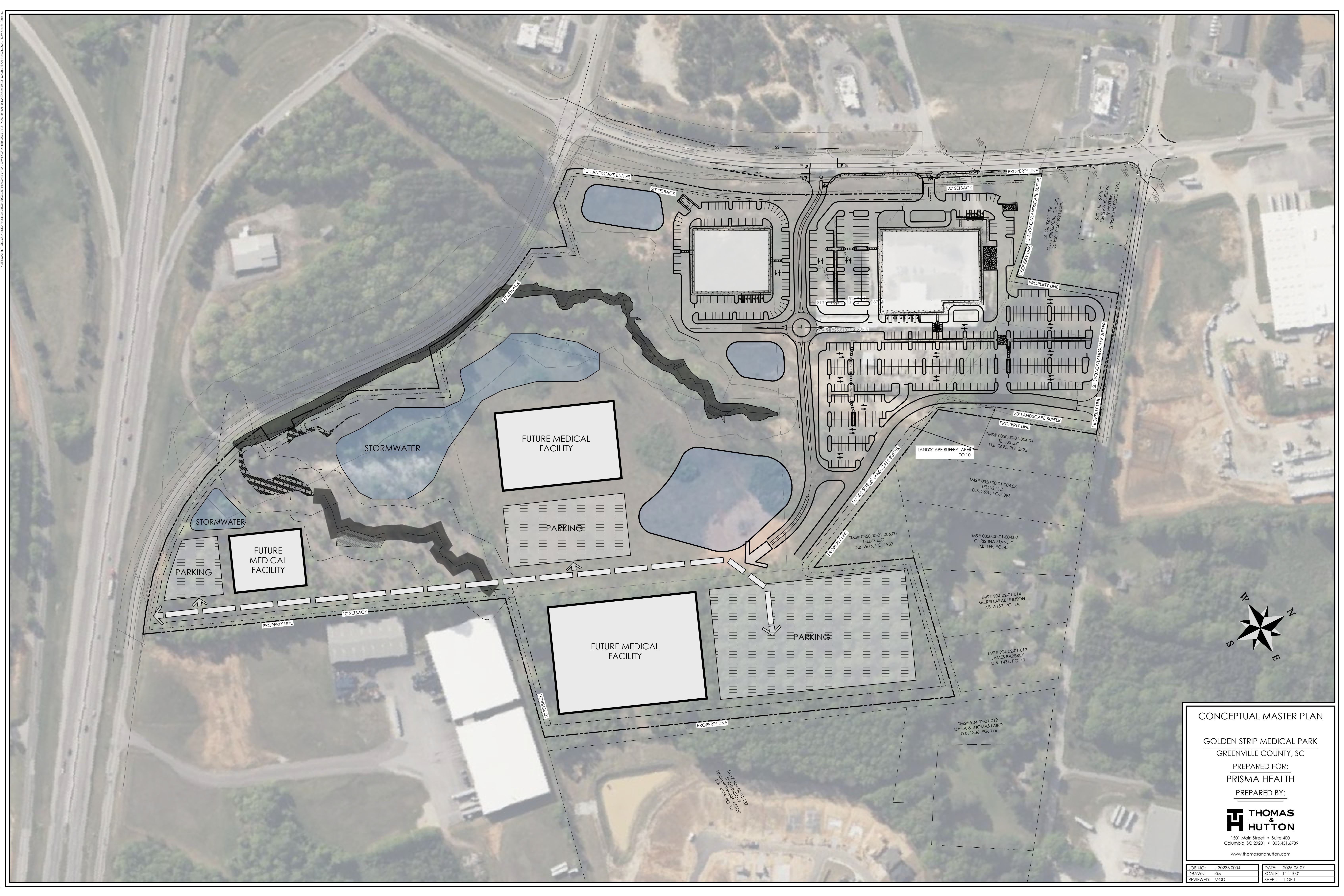
We did not place a sidewalk along Nash due reduced commercial activity in that direction.

According to the FRD Base zoning, pedestrian walkways no less than 5 feet in width shall be provided along the full length of the building along any exterior wall featuring a customer entrance and along any exterior wall abutting public parking areas. Sidewalks

are to be at least 5 feet from the exterior wall to provide planting beds for foundation plantings. Pedestrian walkways shall be distinguished from the driving surfaces through the use of pavers, bricks, or scored concrete. Due to the irregular shapes of the buildings on site and the configuration and flow of the buildings, sidewalk has been provided where it will promote safe travel for pedestrians to the main building accesses. Where possible, foundation plantings 5 feet in width are shown. Sidewalks at this time are planned to be scored concrete. Crosswalks throughout the site are planned to be either painted striped or raised with scored concrete walkways.

Signage:

According to the Signage in the Gateway Corridor Overlay District, signage is restricted to two (2) signs per business, one wall/canopy sign and one freestanding or decorative signpost sign. Due to the nature of this site, the Owner will not meet these requirements. More than one freestanding sign and wall sign will be needed to display the various buildings on site in addition to freestanding wayfinding signage. Signage will be provided to adequately direct traffic to proposed and future buildings on site and will match the aesthetics of the proposed buildings.



CONCEPTUAL MASTER PLAN

GOLDEN STRIP MEDICAL PARK  
GREENVILLE COUNTY, SC

PREPARED FOR:  
PRISMA HEALTH

PREPARED BY:  
**THOMAS & HUTTON**  
1501 Main Street • Suite 400  
Columbia, SC 29201 • 803.451.6789  
www.thomasandhutton.com

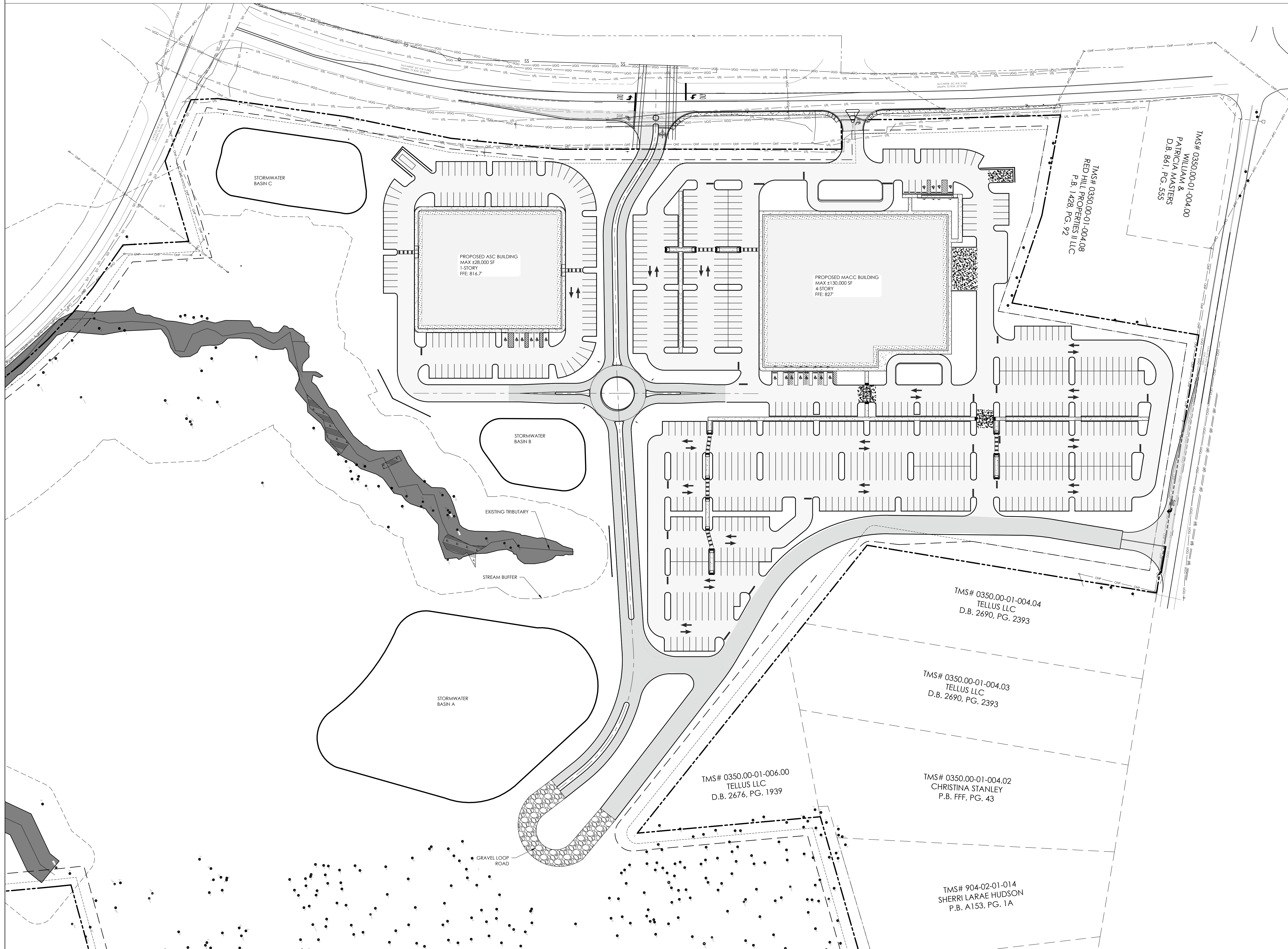
JOB NO: J-30236.0004	DATE: 2025-05-07
DRAWN: KM	SCALE: 1" = 100'
REVIEWED: MGD	SHEET: 1 OF 1

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:	MGD
PROJECT ARCHITECT:	MPS
DESIGNED BY:	CVJ
DRAWN BY:	CVJ

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NO.	PROJ. NO.
<b>C1.0</b>	30236.0004

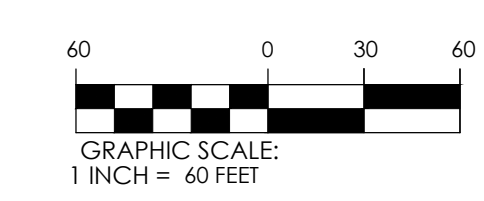
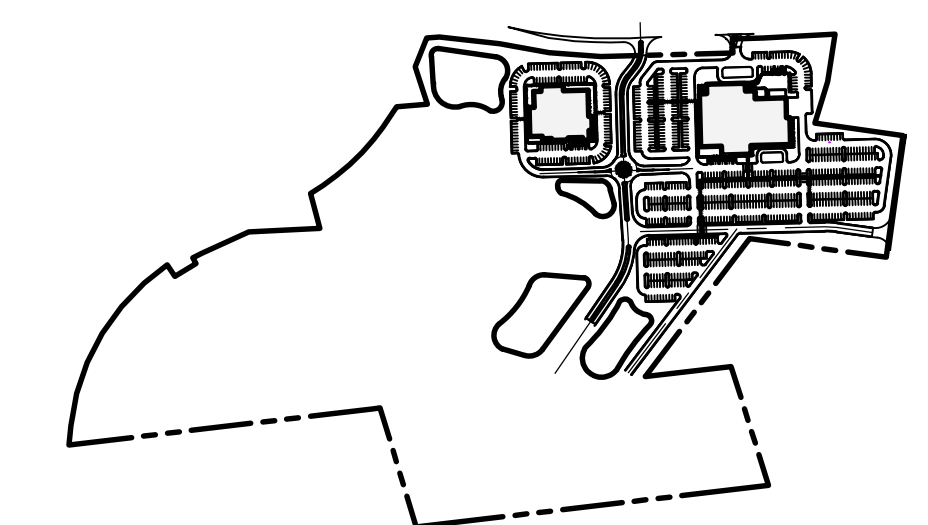


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NOTES, KEY NOTES, LEGENDS

SITE DATA TABLE		
SITE	BUILDING SF	PARKING RATIO
MACC	MAX ±130,000	MIN = 4.0/1000; MAX = 5.0/1000
ASC	MAX ±28,000	MIN = 4.0/1000; MAX = 5.0/1000

KEY PLAN SCALE: 1" = 60'



AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTIES DESCRIBED IN THIS ORDINANCE.

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

**WHEREAS**, the Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after duly considered same and the receiving a staff report voted to recommend the approval of the re-zoning request from C-2 Commercial, I-1 Industrial, and R-12 Residential to FRD: Flexible Review District;

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

SECTION 1: That the real property referred to herein is described fully in Docket Number PZ-2025-01 containing approximately 51 acres, Greenville County Tax Map numbers 0350000100405, 0350000100406, 0350000100407, 0350000100301, 0350000100104, 0350000100300, and Laurens County Tax Map number 9040201001, located along McCarter Road, Nash Street, and South Woods Drive in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2. The Properties are hereby rezoned from C-2 Commercial, I-1 Industrial, and R-12 Residential to FRD: Flexible Review District.

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

**DONE IN REGULAR MEETING July 10, 2025.**

**CITY OF FOUNTAIN INN, SOUTH CAROLINA**

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George Patrick McLeer, Jr., Mayor

[CITY SEAL]

**ATTEST:**

\_\_\_\_\_  
Elizabeth Adams, City Clerk

**APPROVED AS TO FORM:**

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Michael E. Kozlarek, Esq.  
King Kozlarek Law LLC

First Reading: June 12, 2025  
Second Reading / Final Approval: July 10, 2025

**EXHIBIT A**

