



City of Fountain Inn
Regular Council Meeting Minutes
October 8, 2020 - 6:00 PM
Virtual Online Meeting Via Zoom

The following members of City Council were in attendance: Mayor George Patrick (GP) McLeer, Jr., Mack Blackstone, Phil Clemmer, Anthony Cunningham, Anjeanette (AJ) Dearybury, John Mahony and Jay Thomason

Call to Order – Mayor McLeer

Invocation – Pastor, Jim Spencer, Pleasant Grove Baptist Church

Pledge of Allegiance

Public Forum – Persons wishing to speak must email the City Clerk at sandra.woods@fountaininn.org with their name and phone number they will be calling into the meeting with. During the Public Comment Period, we will unmute the callers to allow them to speak up to 3 minutes in the order that they signed up. You may sign up until 15 minutes prior to the commencement of the meeting.

No one signed up to speak.

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

- September 10, 2020 Regular Council Meeting Minutes
- Preliminary July and August 2020 Financial Report

Motion by Councilmember Clemmer, second by Councilmember Blackstone to approve the consent agenda as presented. The motion carried unanimously 7/0

City Administrator's Report – Shawn M. Bell
(Attached)

Unfinished Business

First Reading, 2020-005 – Economic Development Incentive Ordinance to authorize and establish an incentive program to encourage private investment in the incentive area of the City of Fountain Inn.

The City often receives requests for economic development incentives. Individuals/firms are told to put the request in writing for City Council to consider on a case-by-case basis. Ordinance 2020-005 would establish what economic development incentives the City of Fountain Inn would potentially provide, what types of businesses the City would potentially incentivize, where the private investment must be located, and other benchmark criteria that would make a project eligible.

The established incentives per Ordinance 2020-005 are:

- • Up to 100% of City sewer tap fees
- • Up to 50% of City building permit fees
- • Up to 50% of City business license fees for up to 5 years
- • Up to 50% of City hospitality taxes for up to 5 years
- • Any other incentives Council deems appropriate

*Any combination of incentives may be used

The intended use of the development must be for one or more of the following business purposes: retail uses; tourism-related businesses or activities; cultural arts activities and associated businesses; corporate headquarters; research and development; high technology growth businesses; and other uses as determined by City Council.

The established incentive area per Ordinance 2020-005 includes all properties located within the C-1 Zoning District; all properties zoned NC-neighborhood commercial district; the Gateway Corridor Overlay District (SC 418); and properties with frontage along the corridor of North and South Main Street (SC 14), Harrison Bridge Road, SC-418, Fairview Street, or I-385 currently zoned C-2 (or commercial use if located in a Planned Development) or slated for C-2 in the future land use map.

The development must have a minimum threshold investment of \$1,000,000 which can be comprised of any combination of real property acquisition costs, the costs of physical improvements to real property, or the costs of capital improvements to City infrastructure. A development may be given a credit towards the minimum investment of \$50,000 for each full-time equivalent job created by the development

Motion by Councilmember Thomason, second Councilmember Blackstone to approve Ordinance 2020-006 as presented.

Discussion

Roll Call Vote:

Councilmember Mahony ✓
Councilmember Thomason ✓
Councilmember Dearybury ✓
Councilmember Clemmer ✓
Councilmember Cunningham ✓
Councilmember Blackstone ✓
Mayor McLeer ✓

The motion carried unanimously 7/0.

New Business

First Reading, Z 2020-002 – Rezone to FRD, Flexible Review District Tax Map
#0562010100302, 10.39 acres Fairview Road Ext. and Old Fairview Road

The Planning Commission voted in favor of the rezoning in a 3-2 vote at the September 14, 2020 meeting. The hearing was conducted via a Zoom video call.

Paul Harrison with Bluewater Civil Design spoke on behalf of the applicant presenting a fifty-four (54) unit subdivision on approximately 12 acres (including power line easements). One housing product would be single-family detached with front-loaded garage, while other homes would have rear-loaded garages with vehicle access via an alley.

Fourteen (14) citizens, primarily neighboring property owners in unincorporated Greenville County, provided written public comment in opposition. Objections included home density, road conditions, and adjacency to industrial use.

The Fountain Inn Police Department checked noise levels during the day and night for several days and did not detect noise level violations.

Motion by Councilmember Mahony, second by Councilmember Thomason to approve Z 2020-002 as presented.

Roll Call Vote:

Councilmember Mahony ✓
Councilmember Thomason ✓
Councilmember Dearybury ✓
Councilmember Clemmer ✓
Councilmember Cunningham ✓
Councilmember Blackstone ✓
Mayor McLeer ✓

The motion carried unanimously 7/0.

R 2020-009 – To allow the sale and possession of alcoholic in the Emanuel Sullivan Sports Complex during the Mac Arnold & Collard Greens Blues Festival October 16 and 17, 2020

Motion by Councilmember Thomason, second by Councilmember Dearybury to approve R 2020-009 as presented.

Roll Call Vote:

Councilmember Mahony ✕
Councilmember Thomason ✓
Councilmember Dearybury ✓
Councilmember Clemmer ✓

Councilmember Cunningham ✕
Councilmember Blackstone ✓
Mayor McLeer ✓

The motion carried 5/2.

Executive Session

- a. For the discussion of a proposed contract concerning the provision of natural gas service and the receipt of legal advice in relation thereto.
- b. For the receipt of legal advice concerning a potential development agreement concerning the provision of sewer service.
- c. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area serviced by the city concerning "Project Smoke".
- d. For the receipt of legal advice concerning a pending claim against the city and other matters covered by the attorney client privilege related thereto and the discussion of the city's position with regard to that claim.
- e. Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of employees in the Public Works Department.

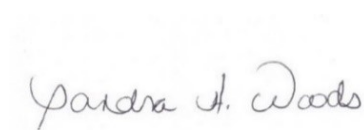
Upon returning to open session, council may act on items discussed during Executive Session.

Motion by Councilmember Cunningham second by Councilmember Blackstone to meet in executive session. The motion carried unanimously.

Upon returning to open session, council may act on items discussed during Executive Session.

Mayor McLeer stated no votes were taken during executive session.

Motion by Councilmember Mahony, second by Councilmember Blackstone to adjourn the meeting. The motion carried unanimously.



Sandra H. Woods, CMC
Municipal Clerk