



MINUTES
FORMAL MEETING OF CITY COUNCIL
Thursday, June 9, 2022 - 6:00 PM
300 Wall Street, Municipal Court Council Chambers

Citizens may access the meeting at the following YouTube address: <https://www.youtube.com/channel/UC6JiyIrM1NUcM8Ea8BLXCfA>

Thursday, June 9, 2022 - 6:00 PM
Meeting Location: Judicial Building, 300 Wall Street

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1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order.

All Councilmembers were present except Jason Sanders.

Staff Present: Russell Alexander, Shawn Bell, Greg Gordos, Michael Hamilton, Michael Kozlarek, Rebecca Mejia-Ward, Naomi Reed, Russell Slatton, Sandra Woods, Elizabeth Carpenter

2. Invocation and Pledge of Allegiance - Reverend Samuel N. Flint, Mt. Zion Baptist Church

Reverend Samuel N. Flint, Mt. Zion Baptist Church gave the invocation.

3. Public Forum - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.

Reverend Flint - Community Unity
Susan McCarty - 2021 Homelessness in Greenville County
Shannon Knutti - Armstrong Farm Annexation
Rebecca Outlaw - Community Unity

4. City Administrator's Report- Shawn M. Bell

City Administrator Bell reviewed May reports with Council.

a. May Reports

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

a. Approve May 10, 2022 Special Called Meeting Minutes

b. Approve May 12, 2022 Regular Council Meeting Minutes

Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to approve the May 10 2022, Special Called Council Meeting Minutes and the May 12, 2022, Regular Council Meeting Minutes.

The motion carried unanimously 6/0.

6. Unfinished Business -

a. Second Reading, Ordinance 2022-3 - Public Works Fee Increase

Mr. Bell stated Ordinance 2022-3 authorizes the city to increase the public works fee for the City of Fountain Inn to offset a portion of the cost of solid waste collection and other items related thereto.

In 2018 Council increased the Public Works Fee from \$26 annually to \$156 annually (\$13p/mo). In FY 2021 \$209,082 was transferred from the General Fund to the Solid Waste Fund to cover the deficit.

The projected FY 2023 transfer from General Fund to the Solid Waste fund is \$181,970.

The FY 2023 Solid Waste Fee proposed increase is \$168 annually (\$12 annual increase). The projected revenue is \$625,800.

Motion by Councilmember Thomason, second by Councilmember Blackstone to approve Second Reading, Ordinance 2022-3 - Public Works Fee Increase.

The motion carried unanimously 6/0.

b. Second Reading, Ordinance 2022-4 - FY 2022-2023 Budget

Mr. Bell stated Ordinance 2022-4 is to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2022, and ending June 30, 2023 (FY 2022-2023).

Mr. Bell reviewed the budget details with the Council.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to approve Second Reading, Ordinance 2022-4 - FY 2022-2023 Budget. The motion carried unanimously 6/0.

c. Second Reading, Ordinance 2022-5 - FY 2021-2022 Budget Amendment

Mr. Bell stated that Ordinance 2022-5 is an ordinance to amend the annual budget of the City of Fountain Inn for the fiscal year ending June 30, 2022.

This amendment accounts for the 2.5 million ARPA money the city received and spent. This revenue and expense was not included in the FY 2022 budget. This amendment clears up the budget for auditing purposes.

Motion by Councilmember Blackstone, second by Councilmember Don to approve Second Reading, Ordinance 2022-5 - FY 2021-2022 Budget Amendment. The motion carried unanimously 6/0.

7. New Business -

a. Resolution 2022-7 - A Resolution certifying certain real property in the City of Fountain Inn as an abandoned Textile Mill Site.

Mr. Bell stated R 2022-7 is a resolution certifying certain real property in the City of Fountain Inn as an abandoned Textile Mill Site.

He stated the city currently has just under 7 acres along Diamond Tip Blvd/Fairview Street under contract. The Woodside Mill once stood on that property. The developer is seeking tax credits related to an abandoned textile mill site. In order for the developer to receive the tax credits, the local jurisdiction must certify that this site once had a textile mill on the property. To qualify as abandoned, the Appalachian Council of Governments must designate that the geographic area is distressed and

is consistent with the definition of a textile mill site.

Motion by Councilmember Thomason, second by Councilmember Blackstone to approve Resolution 2022-7 as presented. The motion carried unanimously 6/0.

b. Z 2022-3 Rezone 509 South Main Street, containing approximately 0.94 acres, Laurens County Tax Map 904-05-01-057 from R-12, Residential District to NC, Neighborhood Commercial District.

Mr. Bell stated Z 2022-3 requests to rezone a residential home at 509 S. Main Street to a medical office. The existing zoning is R-12 Residential District. The requested zoning is Neighborhood Commercial, NC. The property is .94 acres. The Future Land Use map recommends this property for medium to low density. There are no other commercial-zoned properties within several blocks of this house and the adjacent properties are all detached homes. The staff recommendation for this request is denial. The Planning Commission voted unanimously to deny this rezoning application at the June 6, 2020 meeting. Mr. Bell recommends that City Council accept the Planning Commission's recommendation to deny the application.

Motion by Mayor McLeer, second by Councilmember Garrett to accept the Planning Commission's denial of Z 2022-3. The motion carried unanimously 6/0.

c. Z- 2022-4 Rezone 202, 204 Inn Circle, containing approximately 0.8 acres, Greenville County Tax Map 0358000106100, 0358000106101 from R-15, Residential District to R-12, Residential District

Mr. Bell stated that rezoning request Z 2022-4 is located at 202 and 204 Inn Circle. The acreage is about .8 acres. The applicant was Karen McKelvey. The existing zoning is R15, Residential District. The request was to rezone to R12, Residential district. The subject properties are in Inn Circle just north of the downtown area; is residential in nature with single family homes varying in style, size, and architecture. The two homes are currently utilized as rental properties. One was built in 2018; the other is over 50 years old. All properties in Inn Circle are currently zoned R15. The subject property is located in the interior of the neighborhood with no arterial road frontage. The applicant stated that the proposed rezoning was to reduce the lot sizes and possibly add an additional dwelling between the two houses. The staff recommendation was denial of this R12 request. The Planning Commission, at the June 6th meeting, unanimously recommended denial. Mr. Bell, recommended council accept the Planning Commission's recommendation.

Motion by Mayor McLeer, seconded by Councilmember Don to deny Z 2022-4. The motion carried unanimously 6/0.

d. Z- 2022-5 Rezone Nash Street, containing approximately 5.3 acres, Laurens County Tax Map 904-02-01-002 from R-12, Residential District to R-M, Residential Multifamily District

Mr. Bell stated Z 2022-5 would rezone an 8.7-acre parcel from R12 Residential District to RM Residential Multifamily District. The parcel is currently wooded land and it is adjacent to one Industrial Use and under-construction residential subdivision, South Grove, which is zoned R10. The site is visible from South Main Street across the railroad line. The Planning Commission voted unanimously in favor of the rezoning at the June 6th meeting. The applicant, Beason Development, stated that the intended land use is to construct townhomes and single-family attached units which are a permitted use in our residential multifamily zone. The Sanctified Hill Neighborhood is right across the street and is zoned RM. While the west side of Fountain Inn has seen quite a few townhome developments in recent years our east side of the city, mainly on the Laurens County side of Fountain Inn, has not. The staff feels that the site would not be suitable for Industrial based on our Future Land Use Map and with the residences being built across the street. Also, the townhomes in multifamily developments contain private roads, so no city-maintained roads would be created. The Planning Commission voted to approve this request. Staff would recommend accepting the Planning Commission's recommendation to approve Z 2022-5 on first reading.

Motion by Councilmember Thomason, seconded by Councilmember Blackstone to approve Z- 2022-5.

Discussion

Motion by Councilmember Thomason, seconded by Councilmember Garrett to table the motion to approve Z 2022-5 until more detailed information is received. The motion carried unanimously 6-0.

e. Z- 2022-6 Rezone Georgia Street, containing approximately 2.36 acres, Greenville County Tax Map 0337000100904 P/O from C-2, Commercial District to S-1, Services District

Mr. Bell stated that Ordinance Z 2022-6 would rezone 2.36 acres on one parcel from C2, Commercial District to S-1, Services District. This parcel is on the Frontage Road to I-385. The owner is Berry Woods. The parcel contains three E 911 addresses: an office, auto repair shop, and trailer sales. The portion recommended for rezoning by staff is currently vacant and is functioning as a gravel lot. The gravel lot is what would be

rezoned as S-1. The Planning Commission voted unanimously in favor of this rezoning.

The applicant, Mr Woods, sought to rezone the entire parcel to S-1. City staff had recommended to him that only that back portion could be rezoned to S-1 as it is less visible from 385 and a closer proximity to industrial uses. S-1, Service District allows for outdoor storage, parking lots, and other uses that are not permitted in C-2. In discussion with the applicant on the night of the Planning Commission meeting, the applicant was in agreement with only a rezoning back portion and the Planning Commission did approve that unanimously. However, yesterday, Mr. Bell received an email from the Woods saying that they aren't in agreement with the rezoning of just the back part. They want the entire parcel zoned S-1. Mr. Bell stated that staff believes that the right along the Frontage Road is vital C-2, Commercial Property. Staff would not have recommended the full rezoning to S-1 to the Planning Commission. Mr. Bell recommended accepting the recommendation from the Planning Commission to have the split zone.

Motion by Mayor McLeer, second by Councilmember Blackstone to approve Z- 2022-6.

Discussion

Motion by Mayor McLeer, second by Councilmember Blackstone to table the motion to approve Z 2022-6. The motion approved 6/0.

f. Z- 2022-7 Rezone 290 McCarter Road, containing approximately 2.39 acres, Greenville County Tax Map 0351000100104 from I-1, Industrial District to S-1, Services District

Mr. Bell stated Z 2022-7 would rezone 2.39 acres at 290 McCarter Road. The parcel is the current site of our U S post office. The request is to rezone from I-1, Industrial District and S-1, Services District to only S-1 Services District. This parcel is split zone which is impeding redevelopment. The Planning Commission voted unanimously in favor of the rezoning at our June 6th meeting. The property owner and applicant intend to keep the post office building at 290 McCarter Road and develop that open green space there on 418. As a reminder this is still in our gateway commercial overlay district and would still be subject to all of those rules and regulations because it is within 300 feet of 418. Staff recommended approval of the rezoning and the Planning Commission voted to approve the rezoning. Mr. Bell recommended the council accept the planning commission's recommendation.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to approve Z 2022-7. The motion carried unanimously 6/0.

- g. **AX 2022-1 Annex 202, 206 Fairview Street Extension, containing approximately 105.6 acres, Greenville County Tax Map 0562010100100, 0562010100200 and rezone to I-1 Industrial District**

Mr. Bell stated that AX 2022-1 would annex approximately 105.6 acres, and rezone to I-1 Industrial District. and assign the parcels to council ward 5. The Planning Commission voted 2/2 in favor of the annexation and zoning at the June 6th Planning Commission meeting. Three residents of the McDowell Plantation subdivision, which is outside of our municipal limits, spoke in opposition. The applicant, Hughes Commercial Properties has stated that their proposed land use is industrial in nature, likely an industrial park. It is currently zoned RS, which is Residential Suburban in unincorporated Greenville County as currently zoned a subdivision of

1.7 units per acre or roughly 180 homes could be constructed outside of our city limits. Greenville County's future land use map indicates this parcel as industrial and the cities future land use map indicates this parcel as being industrial in nature.

Motion by Mayor McLeer, second by Mayor Pro Tem Clemmer to table AX 2022-1 so that council can receive additional information. The motion carried unanimously 6/0.

h. Ordinance 2022-6 Amending Section 12:4 of Appendix A (Zoning) of the code of ordinances of the City of Fountain Inn, SC , 1992, as amended ("Code")

City Attorney Michael Koslarek, reviewed the amendmet to Section12:4 of the city's code of ordinance.

Amendment. Section 12:4 of Appendix A of the Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

Before taking such lawful action as it may deem advisable, the City Council shall consider the recommendation of the Planning Commission on each proposed zoning amendment. If no recommendation is received from the Planning Commission within 30 days from the date of public hearing, it then the Planning Commission shall be deemed to have approved the proposed amendment. The City Council may reject any recommendation of the Planning Commission by a favorable vote of two-thirds of the Council members present and voting. ~~If the Planning Commission fails to recommend approval of a request for an amendment,~~

~~the City Council may reject the recommendation of the Planning Commission by a favorable vote of five members of the Council including the Mayor.~~

Motion by Mayor McLeer, second by Councilmember Thomason to approve Ordinance 2022-6 on first reading. The motion carried unanimously 6/0.

i. Reschedule July 14, 2022 council meeting date to Thursday, July 7, 2022

Motion by Councilmember Thomason, second by Councilmember - Ward 3 Garrett to approve Reschedule July 14, 2022 council meeting date to Thursday, July 7, 2022.

The motion carried unanimously 6/0.

8. Executive Session -

Motion by Mayor Pro Tem Clemmer, second by Councilmember Don to meet in Executive Session. The motion carried unanimously 6/0.

a. For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee in the Administration Department.

After coming out of executive session, Council may vote on items discussed during executive session.

Mayor McLeer stated there were no votes taken while in executive session.

Mayor McLeer asked for a motion to approve Mr. Bell's contract.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Thomason to approve Mr. Bells contract. The motion carried unanimously 0/0.

9. Adjourn