



MINUTES

Thursday, July 7, 2022 - 6:00 PM
Meeting Location: Judicial Building, 300 Wall Street

Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiYlrM1NUcM8Ea8BLXCfA>

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order.

All Councilmembers were present.

Staff present: Russell Alexander, Jared Atwood, Shawn Bell, Elizabeth Carpenter, Greg Gordos Russell Haltiwanger, Michael Hamilton, Kate Kizito, Ronnie Myers, Eduardo Noriega, Naomi Reed, Rebecca Mejia-Ward, Sandra Woods

2. Invocation and Pledge of Allegiance

Mayor McLeer gave the invocation.

3. Introduce New Employees

None

4. Recognitions

a. Fire Chief, Ronnie Myers - Retirement, 26 years

Mayor McLeer thanked Fire Chief, Ronnie Myers for 26 years of loyal and dedicated service with the City of Fountain Inn.

5. Presentation

a. Juried Arts Exhibition Winners

Kate Kizito presented certificates to the following Juried Arts Exhibition winners:

Monica Iverson, Carla Dabney, Aldo Muzzarelli, Amuzza, Amy Middleton,

Emily Owens, Avenlea Crittenden, Coralee Griffith, Althea Griffith, Ginny Reames, Kathryn McCay, Madison E. Renfro

6. 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.

Rob Howarth, Real Estate Agent with Jeff Richardson Company - Spoke concerning Z 2022-5 Nash Street

Joey Beeson, Beeson Development - Spoke concerning Z 2022-5 Nash Street

Mary Page, Blue Water Civil Engineering - Spoke concerning Z 2022-5 Nash Street

Berry Woods, Georgia Street - Spoke concerning Z 2022-6

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

a. June Reports

Mr. Bell reviewed the June reports with the council.

8. 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 June 2, 2022 Special Called Meeting and June 9, 2022 Regular Council Meeting Minutes

Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to approve the June 2, 2022 Special Called Meeting and the June 9, 2022 Regular Council Meeting Minutes. The motion carried unanimously 7/0.

9. Unfinished Business -

a. First Reading, 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 an 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, Beeson Development, stated that the intended land use is to construct townhomes and single-family attached

units, which are permitted uses in our RM 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 the site would not be suitable for industrial based on our Future Land Use Map and the residences being built across the street. Also, the townhomes in multifamily developments contain private roads, so no city-maintained roads will 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 Mayor McLeer, seconded by Councilmember Thomason to approve on first reading, Z 2022-5.

Discussion

The motion carried 5/2. Mayor McLeer and Councilmember Garrett voted no.

b. First Reading, 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, Mr. 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.

Motion by Councilmember Thomason, seconded by Mayor McLeer to approve on First Reading, Z 2022-6

Discussion

Motion by Mayor Pro Tem Clemmer, seconded by Councilmember Thomason to **amend** and **deny** the Planning Commission's recommendation and zone the entire parcel S-1. The motion carried unanimously 7/0.

Discussion

Motion by Mayor McLeer, seconded by Mayor Pro Tem Clemmer to table the motion. The motion carried unanimously 7/0.

c. Second Reading, 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 McLeer, second by Councilmember Sanders to approve Second Reading, Z 2022-7. The motion carried unanimously 7/0.

d. Second Reading, 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")

Mr. Bell reviewed the amendment of Section 12:4 of Appendix A of the code of ordinances with the council. He stated that there will be additional clean-up of this ordinance, but recommended the Council

approve ordinance 2022-6 as presented on second reading.

Motion by Councilmember Don, second by Councilmember Sanders to approve on second reading. The motion carried unanimously 7/0.

10. New Business -

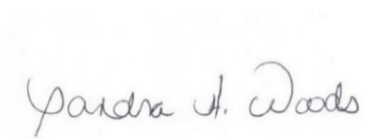
a. Award Sanctified Hill Park project to Sossoman Construction

Mr. Bell stated the city went out to bid for the Sanctified Hill Park project. Four bids were received and the lowest bid was received by Sossoman Construction. Mr. Bell recommended council approve Sossoman Construction.

Motion by Mayor McLeer, seconded by Councilmember Blackstone to award the Sanctified Hill Park project to Sossoman Construction. The motion carried unanimously.

11. Adjourn

Motion by Mayor Pro Tem Clemmer, seconded by Councilmember Thomason to adjourn the meeting. The motion carried unanimously.

A handwritten signature in blue ink that reads "Sandra H. Woods". The signature is written in a cursive, flowing style.

Sandra H. Woods, CMC
Municipal Clerk