



MINUTES FORMAL MEETING OF CITY COUNCIL

Thursday, October 13, 2022 - 6:00 p.m.

300 Wall Street - Judicial Building - Council Chambers,

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

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order.

All councilmembers were present except Phil Clemmer.

Staff present: Shawn Bell, Greg Gordos, Russell Haltiwanger, Michael Hamilton, Eduardo Noriega, Naomi Reed, Russell Slatton, Rebecca Mejia-Ward, Sandra Woods, Russell Alexander, Austin Watters, Elizabeth Carpenter, and Elizabeth Adams.

2. Invocation and Pledge of Allegiance

John Don gave the invocation.

3. Introduce New Employees

The Finance Department and Public Works Department introduced new employees.

4. Approval/Appointments New Employees

a. Approval of Fire Chief, Russell Alexander

Chief Meyers retired, 60 applicants, 5 interviewed. Chief Alexander was sworn in by his wife, Vicky, and children.

Motion by Councilmember Thomason, second by Councilmember Sanders to appoint the Fire Chief, Russell Alexander. The motion carried unanimously 6/0.

b. Appoint City Clerk, Elizabeth Adams

Sandra Woods moved into an HR position. There were 109 applicants, 4 interviewed. Mrs. Adams was sworn in by Sandra Woods.

Motion by Mayor McLeer, seconded by Councilmember Garrett to

appoint the City Clerk, Elizabeth Adams. The motion carried unanimously 6/0.

5. **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.**

No one signed up.

6. **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 the September 8, 2022 Regular Council Meeting, September 15, 2022 Special Called Council Meeting and the September 20, 2022 Special Called Council Meeting Minutes**

- b. **Finance Report**

Motion by Councilmember Blackstone, seconded by Councilmember Don to Approve the September 8, 2022 Regular Council Meeting, September 15, 2022 Special Called Council Meeting and the September 20, 2022 Special Called Council Meeting Minutes and the consent agenda. The motion carried unanimously 6/0.

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

- a. **September Reports**

City Administrator, Shawn Bell, reviewed the September report with Council.

8. **Unfinished Business -**

- a. **Second Reading Z 2022-7 An ordinance to amend the official zoning map of Fountain Inn, for the purpose of changing the zoning classification of Fairview Street and Diamond Tip Boulevard, containing approximately 45.44 acres, GC TMS# #0345000100600, 034500100602, located in the City of Fountain Inn from PD, Planned Development to PD-MC Planned Development, Major Change.**

Z 2022-7 would rezone multiple parcels totaling 45.54 acres, including TMS 0345000100600, presently owned by the City of Fountain Inn. The Woodside Mill was on-site until 2002 and the area was rezoned to a Planned Development (PD) in 2013 (including the mill village). This Major

Change to the existing PD zone would allow increased residential density, specifically in Zone II of the Woodside Village Planned Development. Changes to a Planned Development district which would alter the basic concept and general characteristics of the Planned Development district may be approved by City Council in accordance with the procedures established by Section 5:9.1.7. After approval of a major change by City Council, approval of a final development plan showing such changes must be submitted to the Planning Commission in accordance with Section 5:9.1.9. Examples of major changes may include, but are not limited to the following:

- boundary changes
- decrease in open space
- increase or decrease in number of access points
- changes to more intensive land uses, e.g. residential to commercial
- any change which the Zoning Administrator determines would significantly alter the character of the PD or be expected to have an adverse impact upon neighboring property owners

The Planning Commission voted unanimously (5-0) in favor of the rezoning (Major Change of the Planned Development) at the September 12, 2022 meeting.

The applicant Blackstock Development is seeking to construct a four-story apartment structure in similar design to Woodside Mill in Zone II and infill new single-family homes within the mill village/Zone III. This density increase is classified as a rezoning (Planned Development-Major Change) but additional details of the Woodside Village project such as subdivision of land, architectural design, landscaping, etc. are to be included in a Final Development Plan at a later date. Please see revised Statement of Intent.

Motion by Mayor McLeer, second by Councilmember Blackstone to approve Second Reading Z 2022-7. The motion carried unanimously 6/0.

9. New Business -

- a. First Reading Z 2022-8 to amend the official zoning map of the City of Fountain Inn to rezone approximately 3 acres on Tall Pines Road, GC TMS# 0562010102808, located in the City of Fountain Inn, from C-2, Commercial District to S-1, Service District.**

Z 2022-008 would rezone approximately 3 acres, TMS# 0562010102808 from C-2, Commercial District to S-1, Service District.

The Planning Commission voted in favor of the rezoning in a 5-0 vote in

favor at the September 12, 2022 meeting. No one spoke on behalf of the request; the applicant is David Popham, operator of SPAR Transportation.

The stated use for the property is to allow outdoor storage of vehicles as well as continued operation as automotive repair garage.

Motion by Councilmember Blackstone, second by Councilmember Sanders to approve First Reading Z 2022-8. Motion passed 5/1 with Councilmember Thomason voting no.

- b. First Reading Z 2022-9 An ordinance to amend the official zoning map of Fountain Inn, for the purpose of changing the zoning classification of 359 Old North Laurens Road, containing approximately .04 acres, from C-2 Commercial District to R-12 Residential District.**

Mr. Bell stated, Z 2022-9 would rezone 0.4 acres from C-2, Commercial District to R-12, Residential District. 359 Old North Laurens Road is one existing house with a property line running down the middle. The applicant, David Shiflet wishes to demolish the existing home and build a new conforming structure on the property for a family member. The Planning Commission voted in favor of the rezoning in a 5-0 vote in favor at the September 12, 2022 meeting. No one spoke in opposition.

Motion by Councilmember Sanders, second by Councilmember Don to approve First Reading Z 2022-9. The motion carried unanimously 6/0.

- c. First Reading Z 2022-10 An ordinance to amend the official zoning map of the City of Fountain Inn to rezone 24.22 acres on Fairway Forest Drive, GC TMS# 0555010101603, located in the City of Fountain Inn, from PD, Planned Development to PD, Planned Development, Major Change.**

Motion by Mayor McLeer, second by Councilmember - Ward 5 Don to table First Reading Z 2022-10. The motion carried unanimously 6/0.

- d. Fountain Inn Natural Gas Tariff**

The original tariff document was approved in April of 2021. Now, after over a year in use, some modifications are necessary for industrial customers. Rates are changing due to the inflationary period that we are in. Firm transportation customers facility charge will go from \$3.90 to \$4.20 per month.

Motion by Mayor McLeer, second by Councilmember Blackstone to approve Fountain Inn Natural Gas Tariff. The motion carried unanimously 6/0.

10. Adjourn

Motion by Councilmember Thomason, second by Councilmember Blackstone to adjourn Adjourn. The motion carried unanimously 6/0.

A handwritten signature in cursive script that reads "Elizabeth Adams".

Elizabeth Adams
City Clerk