



Agenda

Fountain Inn, South Carolina FORMAL MEETING OF CITY COUNCIL

Thursday, November 10, 2022 - 6:00 p.m.

Judicial Building, Council Chambers

**Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiylrM1NUcM8Ea8BLXCfA>**

Thursday, November 10, 2022 - 6:00 PM

1. Call to Order - Mayor McLeer
2. Invocation and Pledge of Allegiance
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.
4. 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 October 13, 2022 Regular Council Meeting Minutes
5. City Administrator's Report - Shawn M. Bell
 - a. October Reports
6. Unfinished Business
 - a. Second 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.
 - b. Second 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.

7. New Business

- a. R 2022-9 A Resolution Certifying Certain Real Property in the City of Fountain Inn as an Abandoned Building Site. 100 Ellison Street
Greenville County TMS No. 034600200300

8. Adjourn



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

CITY ADMINISTRATOR REPORT



Agenda Date: November 10, 2022

To: Mayor and City Council

From: Shawn M. Bell, ICMA-CM
City Administrator

Administration

- New FING/Public Works Facility
 - Site work is well underway; concrete pad will be poured in December
- Main Street Streetscape (Jones to 418)
 - Plans, Specifications, and Estimates (PS&E) have been drafted and are now under review
 - Plan is to request construction funding from the CTC in January/February
- Woodside Connector
 - GPATS Policy Committee approved our request for a third Transportation Alternatives Program (TAP) grant
 - A let date from SCDOT should be coming soon
- Commerce Park Stage Cover
 - Low bid of \$468,373 (\$138,000 over-budget)
 - Project on hold
- Relaunch Grants
 - Funded with ARPA dollars, CommunityWorks successfully distributed ten, \$5,000 to Fountain Inn businesses and non-profits
 - Absolute Auto Repair & More, Chapman Foundation, Tickle Mites, His Daycare, FIKE, Fountain Inn Chorale, Sweet Catherine's, Cheeky Tees, Tacos & Bla Bla Bla, and Carole Cooley CPA

Community Relations

- Upcoming Events
 - Veterans Day
 - 11/11 from 11:00 a.m. – 1:00 p.m. at the Farmers Market Pavilion
 - Christmas Inn Our Town
 - Tree Lighting at the Splash Pad on 12/2 from 7-9:00 p.m.
 - Rudolph Run at Night on 12/3
 - One Mile Fun Run at 6:00 p.m.
 - 5K Race at 6:45 p.m.
 - Awards Ceremony at 8:00 p.m.

- Carriage Rides
 - 12/9 – 12/17 from 5 – 9:30 p.m.
- Merry Market
 - 12/10-12/11 & 12/16-12/17 from 5 – 9:30 p.m.

Human Resources

- Administration/Finance:
 - Staff Accountant – One vacancy; currently filled by a temporary employee
 - Business License Specialist – One vacancy; posted 11/3
- Community Relations:
 - Director – recruitment suspended
- Police:
 - Patrol Officer – Six vacancies; continued recruitment until filled
 - Dispatch – One vacancy; offer accepted; start date pending
- Public Works:
 - CDL Truck Driver – One vacancy; offer accepted; start date pending
 - Sewer/Stormwater Manager – One vacancy; offer accepted; start date pending
 - Sewer/Stormwater Technician – Two vacancies; recruitment paused for Manager participation
- Natural Gas:
 - Underground Installation Technician – One vacancy; offer accepted; start date of 11/14

Natural Gas

- Deliveries for October 2022
 - Gas volume of 67,943 Dekatherms (highest October consumption on record)
 - Gas consumption for October 2022 was up 27% from October 2021, and up over 35% from the October five-year average.
- Installations as of October 2022
 - 34,731 feet of new gas main lines installed; 2022 year-to-date
 - 25,773 feet of new service lines installed (565 services); 2022 year-to-date
- Gas Prices/Rates
 - The price of natural gas for November 2022 settled at \$5.19 per Dekatherm, which represents a \$1.68 decrease from October's price
 - Despite the decrease in price for the last three months, the price of natural gas going forward continues to be unstable and unpredictable
 - Industry experts foresee gas prices remaining volatile until at least Spring 2023
- Operations
 - Pipeline & Hazardous Materials Safety Administration (PHMSA) Grant

- Our application for a \$3,809,891 federal grant is still under review
- 173 grant applications totaling \$1.2 billion were received; only \$200 million available for 2022
- CNGA Interconnect Project
 - 6-inch high pressure steel project to provide a second feed to our system continues to be delayed due to Genesee & Wyoming Railroad Co. making it difficult to obtain a permit to cross their right-of-way

Parks & Recreation

- Football
 - 8U travels to Easley High School to participate in Round 1 of the Western District SCAP All-Stars Tournament on 11/10 at 6:00 p.m.
 - 10U travels to Abbeville High School to participate in Round 1 of the Western District SCAP All-Stars Tournament on 11/10 at 6:00 p.m.
 - 12U travels to Easley High School to participate in Round 1 of the Western District SCAP All-Stars Tournament on 11/10 at 7:30 p.m.
- Basketball
 - Capped registration at 250 participants due to limited gym space
 - All 25 teams will receive one practice a week at either Trinity United Methodist Church or the Activities Center until games commence
 - All practices scheduled to start the week of 11/14
 - 10U & 12U evaluations were held on 11/9 at 6:00 and 7:00 p.m. at the Activities Center
 - 6U & 8U evaluations being held on 11/10 at 6:00 and 7:00 p.m. at the Activities Center
- Wrestling
 - 73 participants registered; practice began on 11/3 at FIHS
- Miracle League restroom bids were received on 11/8 with a low bid of \$434,718
 - The City will need to fund approximately \$200,000 in order to proceed with the project
- 10th Annual Rudolph Run at Night registration opened on 11/1 and will close on 11/30
 - For the safety of participants, a new route has been implemented

Planning & Development

- October 2022 Permitting
 - 26 construction permits issued with a total valuation of \$2,467,766
 - 833 inspections
 - 42 residential plan reviews
 - 73 certificates of occupancy issued
- Comprehensive Plan Update

- Agreement with Stewart & Boudreaux has been executed; kick-off meeting details upcoming
- Office & Entrance are undergoing renovations to improve security and enhance the customer service experience

Fire

- 201 calls for service
- Chief Alexander is enrolled in the Fire Rescue Management Institute (four-month class focused on fire service leadership) at UNC-Charlotte
- Station Dog
 - FIFD adopted a 1-year old Golden Retriever named Ember. She is undergoing training to become a certified therapy dog.
 - She will be used at the station as a de-stressing tool, but will also be used in the community for public relations purposes
 - Fountain Inn Animal Clinic is providing all her medical care

Younts Center

- The Ball Brothers Christmas Special
 - December 3 at 7:30 p.m.

Chamber of Commerce

- Annual Christmas Parade
 - 12/7 at 5:30 p.m.
- Hosting a monthly Women@Work, Business After Hours, and First Fridays for Nonprofit Organizations
 - Go to <https://www.fountaininnchamber.org/> for details

November 2022 Council Report

Website by the Numbers



Sessions
13.0K



Top Metrics

9.7K Users

45.0% Bounce Rate

00:01:44 Average
Session Duration

Social Connection

Impressions
92,178



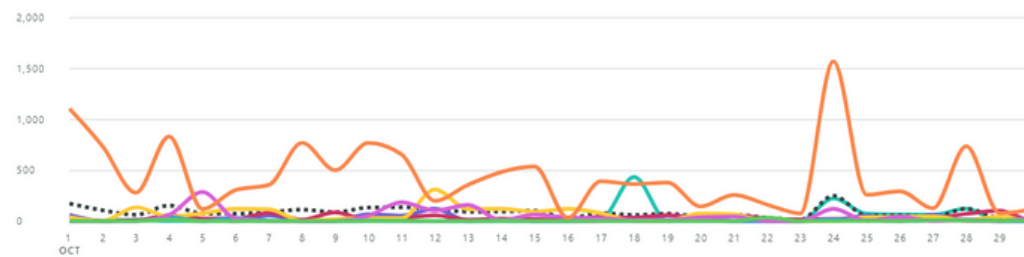
Engagements
5,816



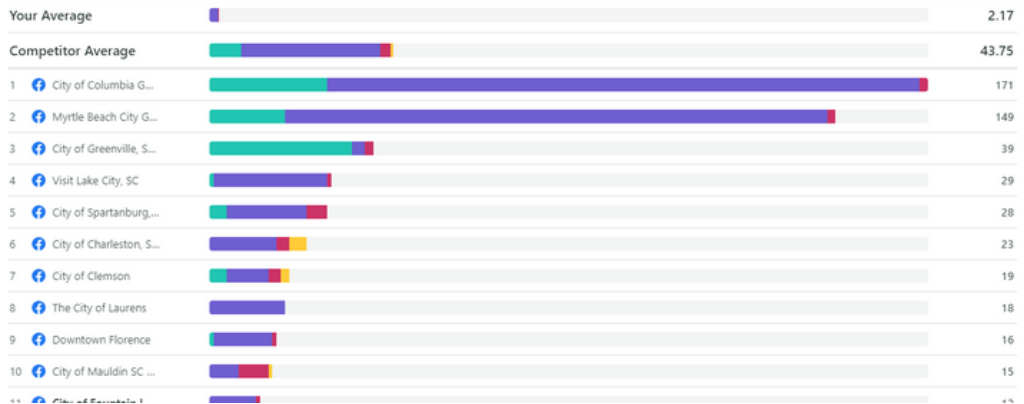
Engagement

Evaluate how people are engaging with posts based on published date.

Lifetime Post Public Engagements, by Day



Facebook Published Posts



Over the Past Year



Impressions
3,774,704 ^{+109.7%}



Engagements
288,893 ^{+108.6%}



Post Clicks
27,433 ^{+340.7%}

Fountain Inn in the News

- Award of Merit, K-12 Education: Fountain Inn High School | [ENRSoutheast](https://enrsoutheast.com) | enr.com
- 39th Annual Aunt Het Fall Festival takes place Oct. 8 | [Fox Carolina](https://foxcarolina.com) | foxcarolina.com
- Locals Can't Get Enough Of The Homemade Cakes At Sweet Catherine's In South Carolina | Only In Your State | onlyinyourstate.com/south-carolina

Main Street Buildings in Façade Grant Program

23

1. Swanky Steer
2. Voodoo Brewing
3. Bundle of Joy
4. Longevity Pilates
5. Earthwise
6. Burdette's
7. Ms. Patsy's
8. The Sock Ministry
9. 110 N Main
10. 108 S Main
11. 216 S Main
12. 116 N Main
13. 218 S Main
14. 103 S Main
15. Inn the Attic
16. Carol Cooley CPA
17. Treasure Bay
18. The Clock
19. Abercrombie
20. El Patron
21. Tacos Blah Blah Blah
22. Venus Poe Law
23. 300 S Main St

**New Businesses on
Main Street in past
12 months**

6

Facade Grant Update



**Facades Rendered with
Main Street Architect**

15

**Grant Applications
Awarded**

7

Renovations

9

Swanky Steer
Voodoo Brewing
Bundle of Joy
Longevity Pilates

Earthwise
103 S Main
Sweet Catherine's
Trade Co
Inn the Attic

**Value of Active Main Street
Renovations**

\$760,479

Downtown by the Numbers



Visits

#90.1K

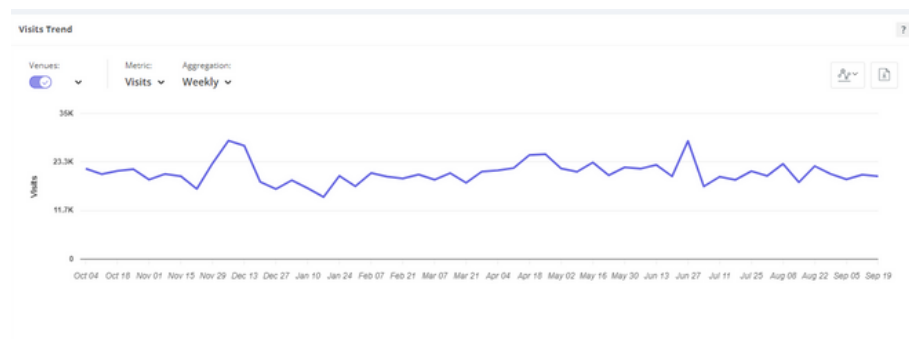
Visitors

#50.6K

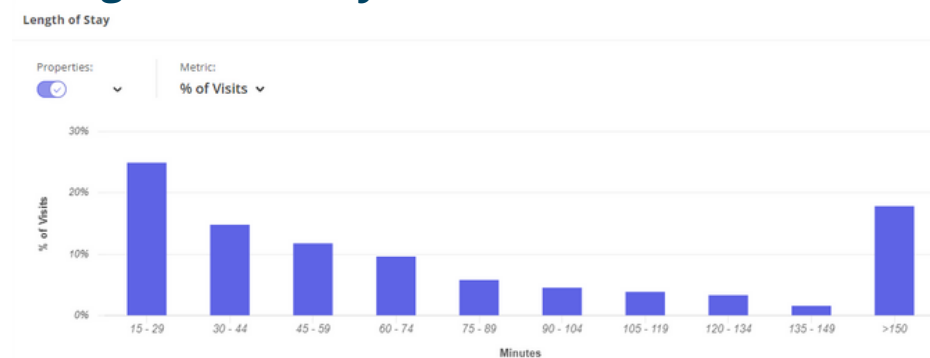
Visit Frequency 1.78

Visitor Information

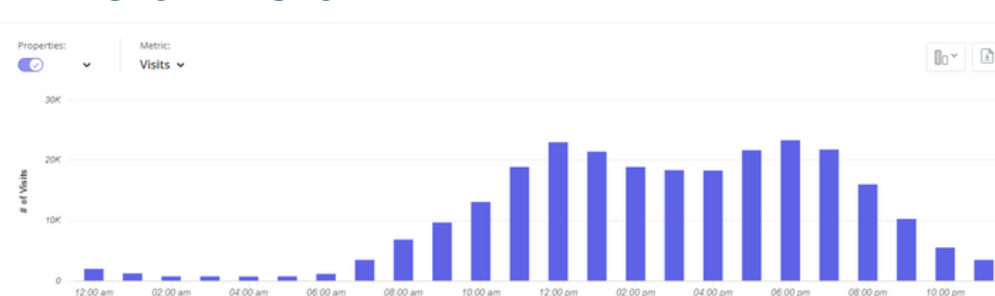
Daily Visits



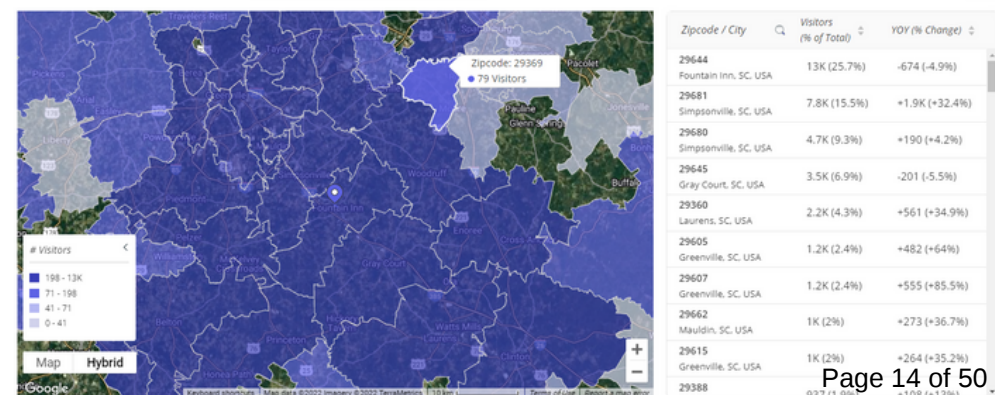
Length of Stay



Time of Visit



Visitors By Origin



In the Past
12 Months

Visits

#1.1M

+1.03% from
pre-covid
visits

+10.2K

additional
visits

compared to
pre-covid

Past Events

July 2 - **Attendance**
12.1K

Sounds of Summer
Average - Attendance
151

Farmers Market
Average -
Attendance 516



Upcoming Events

Main Street Events



The City of Fountain Inn is the best place to spend Christmas with your family! Join us for the beloved tradition of Christmas "Inn" Our Town when our historic downtown is at its most enchanting time of the year.



FOUNTAIN INN
MERRY
MARKET

The City of Fountain Inn is passionate about supporting our local businesses, and the Merry Market is the perfect opportunity to shop small for your gifts. Join us for the best local vendors, live music, and delicious food trucks on Main Street.

Neighborhood Services Events



Starting Oct 2022

This Free 8-week course will take residents and businesses owners behind the scenes in the day-to-day work to make the City of Fountain Inn #bestinnsc

Fountain Inn Fire

Report for October Events 2022

Summary of Monthly Events

- 201 Calls for service
- 26.87% of calls were overlapping
- Multiple Fire Prevention events took place
- Multiple inspections for new businesses
- Average response time for Aug was 4:46

Upcoming and Ongoing

- EMT Class continues
- Fire Prevention both at the station and in the community

Projects / Events / Training

- Chief Alexander began class at UNC-C for Fire Rescue Management Institute. This is a 4 month class on fire service leadership with 40 students from across the Carolina's. Class is the 3rd week of Oct, Nov, Jan, and Feb.
- Engineer Camp attended Fire Officer 1
- Engineer Eller attended a National rope class (Sept)
- Lt Crist completed Fire Officer II
- EMT's attend CEP monthly to stay current
- 2 training days at Gantt Fire Department. Crews completed skills and live fire training
- Members provided coverage for Dunklin Fire on Saturday Oct 15th 8-5
- FIFD hosted Foothills K-9 Search & Rescue Saturday Oct 22nd for search training

Fountain Inn Fire adopted a 1 year old Golden Retriever. Her name is Ember and she is undergoing training to be a certified therapy dog. She will be used not only around the station as a distressing tool, but also in the community for PR. Her first day on duty was Halloween and she received so much love from the community as she sat on the engine and let the kids love her. Her training will be completed at Astro Kennel and Dr. B at Fountain Inn Animal Clinic is providing all of her medical care and checks.



City of Fountain Inn - Human Resources Monthly Report - October 2022

Home Department**	September Headcount	October Hires / Transfers In	October Terms	October Transfers Out	October Headcount	DIVERSITY				
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander
000411 / Administration	5	1	0	0	6	0	1	0	5	0
000412 / Judicial	5	0	0	0	5	0	0	0	4	1
000413 / Council	7	0	0	0	7	0	0	1	6	0
000414 / Special Events	4	0	0	0	4	0	0	0	4	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0
000421 / Police	35	2	1	0	36	0	2	1	33	0
000422 / Fire	30	0	0	0	30	0	2	0	28	0
000424 / Public Works	5	0	0	0	5	0	2	0	3	0
000425 / Planning & Development	3	0	0	0	3	0	0	0	3	0
000431 / Streets & Grounds	4	0	0	0	4	0	3	0	1	0
000432 / Sanitation	8	0	0	0	8	0	3	0	5	0
000434 / Sewer	3	0	0	0	3	0	0	0	3	0
000451 / Recreation	38	0	0	0	38	0	9	0	29	0
000453 / Facilities Maintenance	2	0	0	0	2	0	0	0	2	0
000510 / Gas Billing	5	0	0	0	5	0	2	0	3	0
000510 / Gas Field	16	1	0	0	17	0	0	1	16	0
Totals:	172	4	1	0	175	0	24	4	146	1

**Based on Home Departments

FULL TIME 132 / PART TIME 43

Recruitment Status

411 Administration/Finance: Staff Accountant (1) Vacancy; currently filled by a temporary employee

411 Administration/Finance: Business License Specialist (1) Vacancy; **POSTED 11/3/2022**

414 Community Relations: Director of Community Relations **[Recruitment Suspended]**

421 Police: Patrol Officer (6) Vacancies; continued recruitment until filled

421/422 Dispatch: Dispatcher (1) Vacancy; **Offer Accepted**, pending start date

432 Sanitation: CDL Driver (1) Vacancy; **Offer Accepted**, pending start date

434 Sewer: Sewer/Stormwater Manager (1) Vacancy; **Offer Accepted**, pending start date

435 Sewer: Sewer/Stormwater Technician (2) Vacancies; **[Paused for manager participation]**

510 Gas: Underground Installation Technician (1) Vacancy; **Offer Accepted - Start Date 11/14/2022**

October HIRES:

Name	Department	Title
Adams, Elizabeth	ADMIN	City Clerk / Executive Admin Assistant
Meindl, Chris	POLICE/FIRE	Police Dispatcher
Taylor, Tiffany	POLICE	Administrative Assistant - Police [PT]
Willingham, Brandon	GAS	Underground Installation Technician

UPCOMING EVENTS:

Month	Event
DEC	Employee Annual Luncheon
DEC	ADP Employee Portal Launch
JAN	Performance Appraisal Training For Supervisors

Memorandum

To: Fountain Inn Mayor & City Council
Shawn Bell, City Administrator
Elizabeth Adams, City Clerk

From: Eduardo Noriega
Fountain Inn Natural Gas Director

Date: November 4th, 2022

The following is the gas department update for the month of September 2022.

- **Federal Grant Application**

FING application for a \$3,809,891.00 Federal Grant is currently under review by PHMSA, we expect to hear something next 30 days. According to PHMSA they received a total of 173 grant applications totaling 1.2 billion dollars, please keep in mind there is only \$200 million available in grant money for this year.

- **Delivery of natural gas**

- Gas volume moved through our system: 67,943 Dths., new consumption high for October.
- Gas consumption for October was up 27% from last October, and up over 35% from the October 5-year average.

- **New main/service line installations**

- New gas main lines installed; 2022 YTD: 34,731 feet.
- New service lines installed; 2022 YTD: 565 services/25,773 feet.

- **Gas Supply**

- The price of natural gas for the month of October settled at \$5.19 per Dekatherm. This represents a decrease from September's price of \$1.68 per Dekatherm.
- Although we saw a nice decrease in the price of gas for last 3 months, the price of natural gas continues to be unstable and unpredictable, experts are calling for gas prices to remain volatile until at least Spring of 2023.

- **Gas Operations**

- We had a gas employee luncheon to celebrate and give thanks to our field employees for the APGA National Operations award received earlier this year for achieving excellence in field operations.
- Our 6" high pressure steel project to provide a second feed to FING's system continues to be delayed due to Genesee & Wyoming Railroad Co. making extremely difficult to

obtain the required permit to cross their right-of-way. Our city attorney has been in communications with their attorneys, and the railroad has indicated we should have our permit in the next two weeks.

- We have hired our last person and we are now at full complement, thanks for the continued support.

END OF REPORT

PLANNING & ZONING DIVISION ACTIVITY

Comprehensive Plan Project Update

The selection committee met with Stewart Boudreaux on September 29, 2022, to discuss the project scope and finalize an agreement. The agreement has been reviewed by our legal team and Administration. Awaiting comments from firm to execute agreement.

Zoning Ordinance Activity

Amendments in process: N/A

Annexations and Rezoning Activity

FI2022-017

Public Hearing Date: 9/12/2022

First Reading: 10/13/2022, approved

Address: 5 Tall Pines Road

TMS: 0562010102808

Applicant: Derrick Popham

Owner: Front Door Investments LLC

Current zoning: C-2, Commercial District

Requested Zoning: S-1, Services District

Motion: 5-0 to Approve



FI2022-031

Public Hearing Date: 9/12/2022

First Reading: 10/13/2022, approved

Address: 359 Old North Laurens Road

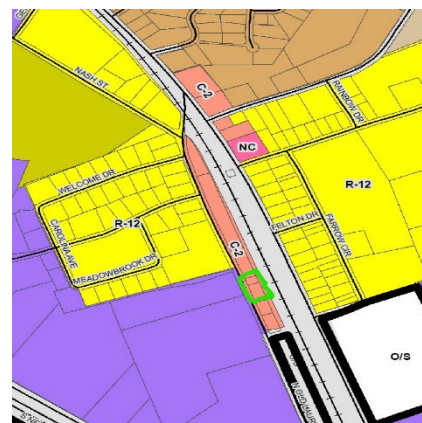
TMS: 904-07-01-035, 904-07-01-036

Applicant/owner: David Shiflet

Current zoning: C-2, Commercial District

Requested Zoning: R-12, Residential

Motion: 5-0 to Approve



FI2022-031 (tabled 10/13/22)

Public Hearing Date: 10/4/2022

Address: Fairway Forrest Drive

TMS: 0555010101603

Applicant: Gary Jones

Owner: East Main Partners LLC

Current zoning: PD, Planned Development

Requested Zoning: PD-MC (major change)

Motion: ~~5-0 to Approve~~



BOARDS AND COMMISSION

Planning Commission

The Fountain Inn Planning Commission upcoming meeting:

Monday November 7, 2022

FI-2022-026 Public Hearing

Request: Annex and Rezone to PD, Planned Development

Tax Map: 0562010102801; 13.58 ac

Milacron Drive

FI-2022-027 Public Hearing

Request: Rezone to PD, Planned Development

Tax Map: 0562010102815, 0562010102820, 0562010102800

Milacron Drive

FI-2022-037

Request: Waive LDR Section 9.4 - Sidewalks.

Tax Map: 904-02-01-002; 8.7 acres

Nash Street (Aberdeen subdivision)

Board of Zoning Appeals

The Fountain Inn Board of Zoning Appeals upcoming meetings:

November 21, 2022

FI2022-038BZA Public Hearing

Request: Variance from Dimensional Requirements (front, side setback)

5:12.5. DIMENSIONAL REQUIREMENTS

Tax Map: 0350000100408

303 McCarter Road

FI2021-040BZA Public Hearing

Request: Variance to Building Setback Requirement

5:8.5-2. Side Setback.

Tax Map: 0347000100100

305 Jones Street

BUILDING AND CODES DIVISION

INSPECTIONS	CURRENT	LAST MONTH	LAST YEAR
ALL CONSTRUCTION	829	1,165	x
REINSPECTIONS	4	5	x
SAFETY INSPECTIONS	0	0	x
COMPLAINT INSPECTIONS	0	0	x
TOTAL INSPECTIONS	833	1,170	x
PERMITS			
PERMITS ISSUED	26	50	x
NEW SINGLE FAMILY	12	20	x
NEW MULTI-FAMILY (UNITS)	1	0	x
NEW COMMERCIAL	1	1	x
CERTIFICATES OF OCCUPANCY -ISSUED	73	21	x
REMODEL/ADD. RESIDENTIAL	2	11	x
REMODEL/ADD. COMMERCIAL	1	4	x
SIGN/ROOFING/SOLAR/MISC TRADE	1	14	x
PLAN REVIEWS			
COMMERCIAL PLAN REVIEWS	0	10	x
RESIDENTIAL PLAN REVIEWS	42	37	x

CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
OPEN COMPLAINTS	2	3	0
PENDING INSPECTION	2	0	0
RESOLVED COMPLAINTS	7	9	13
PENDING COURT	1	0	0
TOTAL COMPLAINTS	12	12	13
ACTIVE COMPLAINTS BY TYPE			
BUILDING – UNSAFE CONDITIONS	2	1	
POTHoles AND ROADS	3	2	
NOISE AND ANIMAL CONTROL	1	2	
PROPERTY MAINTENANCE	9	6	

DEPARTMENT HIGHLIGHTS

Building Official Contracted Services

The City contracted with SafeBuilt on September 12, 2022. The contract with RCI ended on September 30, 2022. Contractors were notified of the change via email and there have been minimal disruption of projects. The Planning and Development department is now responsible for city wide code enforcement.

Office Renovations

The Planning and Development Department will undergo renovations to improve security and enhance the customer service experience.

Financial Summary

FINANCIAL STATISTICS	CURRENT	LAST MONTH	LAST YEAR
TOTAL VALUATION	\$2,467,766	\$15,755,878	
TOTAL PERMIT FEES	\$16,725	\$38,508	
TOTAL PLAN REVIEW REVENUE	\$8,362	\$19,234	
CONTRACTED BUILDING SERVICES	TBD	\$17,046	

Current Projects

- File Digitization – Project Manager: Kim Darnell, Planning and Development Coordinator
- Code Enforcement Cleanup - Project Manager: Nikki Sorace, Permit Technician
- Comp Plan Update - Project Manager: Gregory Gordos, City Planner
- Update Website Page- Project Manager: Kim Darnell, Planning and Development Coordinator
- Process Audit – Project Manager: SafeBuilt
- Permit File Cleanup and Audit - Project Manager: Nikki Sorace, Permit Technician

**FOUNTAIN INN POLICE DEPARTMENT
MONTHLY COUNCIL REPORT
OCTOBER 2022**

Crimes Against Property			
Burglary	October	YTD	
Total:	5	41	October Clearance Rate 20%
Active	3	9	YTD Clearance Rate 46%
Administratively Closed	1	13	
Cleared By Arrest	1	15	
Exceptionally Cleared	0	1	
Unfounded	0	3	
<i>Includes 1 from July that was Adm.Closed, now Arrested(2)</i>			
<i>Includes 2 from August; 1 Active, 1 Adm.Closed, now Arrested(2)</i>			
<i>Includes 2 from September; 1 Active, 1 Adm.Closed, now Arrested(2)</i>			
Larceny	October	YTD	
Total:	16	160	October Clearance Rate 13%
Active	3	25	YTD Clearance Rate 29%
Administratively Closed	11	88	
Cleared By Arrest	1	24	
Exceptionally Cleared	0	15	
Unfounded	1	8	
<i>Includes 1 from July that was Adm.Closed, now Arrested(2)</i>			
<i>Includes 1 from August that was Adm.Closed, now Arrested(2)</i>			
<i>Includes 1 from September that was Active, now Arrested(2)</i>			
Motor Vehicle Theft	October	YTD	
Total:	0	16	October Clearance Rate N/A
Active	0	2	YTD Clearance Rate 19%
Administratively Closed	0	11	
Cleared By Arrest	0	1	
Exceptionally Cleared	0	1	
Unfounded	0	1	
Property Value	October	YTD	
Grand/Petit Larceny/Fraud	\$ 43,181.00	\$ 438,553.00	
Cleared/Recovered	\$ 3,387.00	\$ 155,641.00	<i>Includes \$2500 from May, \$27,570 from June</i>
	October	YTD	
Total Calls for Service	1268	9537	
Business/Security Checks	13,680	111,357	
Number of Reports Written	182	2081	<i>Includes 2 from September, not submitted</i>

Crimes Against Persons			
Assault & Battery (Simple)	October	YTD	
Total:	7	82	October Clearance Rate 71%
Active	1	5	YTD Clearance Rate 72%
Administratively Closed	0	19	
Cleared by Arrest	1	16	
Exceptionally Cleared	5	38	
Unfounded	0	5	
<i>Includes 1 from September not submitted, Ex-Cleared</i>			
Aggravated Assault	October	YTD	October Clearance Rate 25%
Total:	4	23	YTD Clearance Rate 61%
Active	0	1	
Administratively Closed	3	8	
Cleared by Arrest	1	7	
Exceptionally Cleared	0	5	
Unfounded	0	2	
<i>Includes 1 from September that was Adm. Closed, now Ex-Cleared</i>			
Domestic Violence	October	YTD	
Total:	5	44	October Clearance Rate 100%
Active	0	1	YTD Clearance Rate 86%
Administratively Closed	0	5	
Cleared by Arrest	2	18	
Exceptionally Cleared	3	20	
Unfounded	0	0	
<i>Includes 1 from September that was Adm. Closed, now Arrested(1)</i>			
Robbery	October	YTD	
Total:	1	5	October Clearance Rate 0%
Active	0	0	YTD Clearance Rate 60%
Administratively Closed	1	2	
Cleared by Arrest	0	0	
Exceptionally Cleared	0	2	
Unfounded	0	1	
Murder	October	YTD	
Total	0	0	October Clearance Rate N/A
Active	0	0	YTD Clearance Rate 100%
Administratively Closed	0	0	
Cleared by Arrest	0	1	
Exceptionally Cleared	0	0	
Unfounded	0	0	
TRAFFIC	October	YTD	
Citations	95	915	
Warnings	134	1259	
Accidents	24	245	
Accidents/Private Property	8	70	
Driving Under the Influence 1st Offense	2	24	
Driving Under the Influence 2nd Offense	0	5	
Driving Under the Influence 3rd & Above	0	1	
Driving Under Suspension 1st Offense	7	76	
Driving Under Suspension 2nd Offense	2	23	
Driving Under Suspension 3rd & Above	1	16	
Failure to Stop for Blue Lights & Siren	0	25	

Narcotics Violations		
	October	YTD
Marijuana		
Simple Possession	1	58
Possession with Intent to Distribute	1	8
PWID within 1/2 mile of School	0	1
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	0
Manufacturing	0	0
Cocaine		
Possession	0	3
Possession with Intent to Distribute	0	0
PWID within 1/2 mile of School	0	0
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	0
Manufacturing	0	0
Crack Cocaine		
Possession	0	0
Possession with Intent to Distribute	0	1
PWID within 1/2 of School	0	1
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	0
Manufacturing	0	0
Methamphetamine		
Possession	0	10
Possession with Intent to Distribute	0	3
PWID within 1/2 mile of School	0	1
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	2
Manufacturing	0	0
Controlled Substance		
Possession	1	8
Possession with Intent to Distribute	1	1
PWID within 1/2 mile of School	0	0
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	1
Manufacturing	0	0
Other Drugs		
Possession	0	1
Possession with Intent to Distribute	0	0
PWID within 1/2 mile of School	0	0
Distribution	0	0
Distribution Near School	0	0
Trafficking	0	1
Manufacturing	0	0
Possession of Drug Paraphernalia	3	57
Underage Alcohol Violations	1	5



**CITY OF FOUNTAIN INN
PUBLIC WORKS REPORT TO COUNCIL
MONTH OF OCTOBER 2022**

Work Orders

- Completed the following work orders this month:
 - Animal Control – 0
 - Facilities Maintenance – 17
 - Sanitation – 48
 - Streets and Grounds – 14
 - Utilities - 3

Projects update

- **Utilities Complex.** Site work is underway, pad will be poured in December.
- **Interstate Signage.** Awaiting on the RFP for the project from Architect.
- **Main St. Street scape.** Plans have been drafted and are under review. Should be able to request project funding from GLDTC in January/February 2023 meeting.
- **Stage Cover.** Received bids from project on 3 November 2022. Winning bid was from Cely Construction for \$468,373.
- **Woodside Connector.** Received funding from GPATS for budget shortfall. Will be pushing for a construction date soonest.
- **Woodside Street Scape.** Currently over budget, working with SCDOT and the Mill Hill developers to mitigate costs of the project.
- **Sanctified Hill Park.** Park has been leveled and curbing/sidewalks have been poured. Park is progressing quickly, has a completion date of 1 April 2023.

Monday, November 07, 2022

Department: (Recreation)

What are the most significant accomplishments in your department in the last month?

October 17th FI Rec wrapped up the 2nd annual Miracle League program. We had another great turnout, with new faces, ample buddies, and a new connection with Clemson University Baseball team loaning us 2 phenomenal baseball players who took time away from "College Life" and showed every week with the biggest smile on their face.

SUMMARY OF MONTHLY EVENTS & UPCOMING.

Activities Center will be represented as a polling place on Election Day.

10th Annual Rudolph Run registration opened on 11/1 and will close online on 11/30. The Laurens Hope route will now be offered as the route for the RR.

1st Annual FI Rec Wrestling program began on 11/3 at FIHS. 73 participants registered, capped at 75 per multipurpose room and fire code capacity.

Basketball registration ended on 11/3 at 5pm with 242-250 participants registered. We had to cap basketball this year at 250 with limited gym space. We are using Trinity United Methodist Church in November & December on Monday's and Tuesday's to offer the additional court space needed to get ALL 25 teams 1 practice per week.

8U Football travels to Easley High School to participate in Round 1 of the Western District SCAP All-Stars tournament on 11/10 at 6pm.

10U Football travels to Abbeville High School to participate in Round 1 of the Western District SCAP All-Stars tournament on 11/10 at 6pm.

12U Football travels to Easley High School to participate in Round 1 of the Western District SCAP All-Stars tournament on 11/10 at 7:30pm

10U & 12U Basketball Evaluations will be held on 11/9 at 6 & 7pm at the Activities Center

6U & 8U Basketball Evaluations will be held on 11/10 at 6 & 7pm at the Activities Center

All basketball practices are scheduled to start the week of 11/14

Ongoing Projects; Completed Projects: NONE for Recreation Department

OBSTACLES- NONE

CAPITAL REQUESTS- NONE

FUTURE BUDGET NEEDS *(Please include a detailed explanation)*

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

November 10, 2022

Regular City Council Meeting

☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** November 10, 2022**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn; and Various Matters Related Thereto.

Summary Background:

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.

Impact If Denied:

The parcel would remain zoned C-2, Commercial District. The garage being used by SPAR could continue but outdoor storage and repair of vehicles would violate Section 5:13. – Commercial Design Standards.

Impact If Approved:

This district is established to provide a transition between commercial and industrial districts and allows all uses in the C-2 district as well as outdoor storage. The property is adjacent to industrial uses (Fox Hill Business Park).

Financial Impact:

The business has already began operations at the Tall Pines Road location including obtaining a business license.

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

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 having duly considered same and the receiving a staff report voted to approve the re-zoning request from C-2, Commercial District to S-1, Services 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 FI-2022-017 and is located at 5 Tall Pines Road containing approximately 3.09 acres, Greenville County Tax Map 0562010102808, located 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 C-2, Commercial District to S-1, Services District.

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

DONE IN REGULAR MEETING THIS ____DAY OF _____, 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer

ATTEST:

APPROVED AS TO FORM:

Elizabeth Adams
City Clerk

Michael E. Kozlarek
City Attorney

FIRST READING: _____

SECOND READING: _____

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM FOUNTAIN INN PLANNING & ZONING STAFF
August 8, 2022**

DOCKET NUMBER: FI-2022-017

APPLICANT: Derrick Popham
OWNER: Front Door Investments LLC

PROPERTY LOCATION: 5 Tall Pines Road

TAX MAP NUMBER: 0351000100104

ACREAGE: ~2.39 ac

EXISTING ZONING: C-2, Commercial District
REQUESTED ZONING: S-1, Services District

Existing Land Use: Commercial (auto repair)

Adjacent Land Use: North: Residential
East: Industrial
South: Commercial
West: Residential

Adjacent Zoning: North: C-2, Commercial District
East: I-1, Industrial District
South: C-3, Commercial (Greenville County)
RR-1, Residential (Greenville County)
West: C-2, Commercial District

ANALYSIS:

The subject property is located at the intersection of Tall Pines Road and Greenpond Road at the western edge of City limits. The former “Moonshiner’s” property was recently purchased and is being leased to a auto repair and freight company. The tenant wished to also store vehicles and trailers outside on the property, but this is considered *Outdoor Storage* and prohibited under Commercial zoning. Outdoor storage uses as well as any use permitted in the C-2 zone can be operated under S-1 zoning pursued by the business. The uniquely shaped property lies between Fox Hill Industrial Park and other city properties zoned for commercial uses; S-1 Services is considered a transition between commercial and industrial uses but no other S-1 zones are in proximity of the subject parcel.

Services district is established to provide a transition between commercial and industrial districts by allowing: (1) commercial uses which are service-related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties.

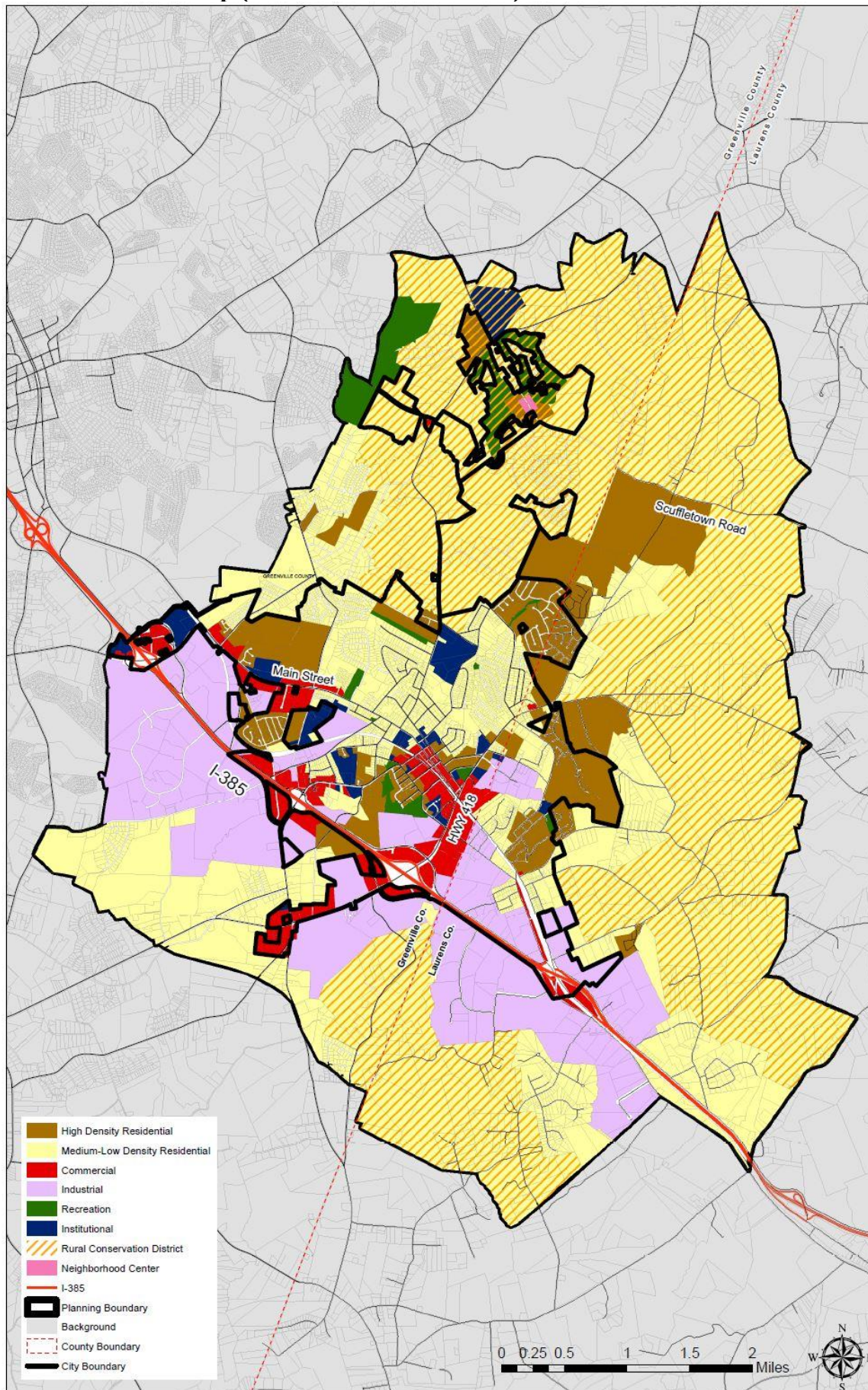
STAFF RECOMMENDATION: Approval

An aerial photograph of a rural area with several land parcels outlined in orange. The parcels are labeled with numbers and addresses. Parcel 1 is a large triangular lot along Fall Pines Rd, containing a house and a driveway. Parcel 200 is a rectangular lot at the bottom center, containing a building. Other parcels are visible around them, some with addresses like 305, 4, 188, 201A, and 279A. The roads shown are Fall Pines Rd and Greenpond Rd. Various numerical values, possibly acreages or measurements, are scattered throughout the map.

Zoning Map (source: Greenville County GIS):



Future Land Use Map (source: 2017 Master Plan):



Site Photos:



**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

November 10, 2022

Regular City Council Meeting

☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** November 10, 2022**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn; and Various Matters Related Thereto.

Summary Background:

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.

Impact If Denied:

The parcel would remain zoned C-2, Commercial District. C-2 zoning, by a 2021 text amendment (TX2021-3), no longer allows for new detached single-family homes in the Commercial zone. Multifamily is allowed only by Special Exception. The existing home can remain but no new residential building could be constructed.

Impact If Approved:

R-12, Residential District zoning allows single-family (and only single-family detached) homes by-right. A new house could be constructed in accordance to current zoning and building codes including setbacks.

Financial Impact:

The use would remain residential but a new building permit would generate revenue, determined by square footage. The existing structure is in poor condition and not very large.

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

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 having duly considered same and the receiving a staff report voted to approve the re-zoning request from C-2, Commercial District to R-12, Residential 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 FI-2022-024 and is located at 359 North Old Laurens Road containing approximately 0.4 acres, Laurens County Tax Map 904-07-01-035 and 904-07-01-036, located 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 C-2, Commercial District to R-12, Residential District.

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

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2022.

SIGNATURE OF MAYOR:

George Patrick McLeer

ATTEST:

APPROVED AS TO FORM:

Elizabeth Adams
City Clerk

Michael E. Kozlarek
City Attorney

FIRST READING: _____

SECOND READING: _____

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM FOUNTAIN INN PLANNING & ZONING STAFF
August 8, 2022**

DOCKET NUMBER: FI-2022-024

APPLICANT/OWNER: David Shiflet

PROPERTY LOCATION: 359 Old North Laurens Road

TAX MAP NUMBER: 904-07-01-035

ACREAGE: ~1/2 ac

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: R-12, Residential District

Existing Land Use: Residential

Adjacent Land Use: North: vacant
East: Residential
South: Commercial
West: Industrial

Adjacent Zoning: North: C-2, Commercial District
East: R-12, Residential District
South: C-2, Commercial District
West: I-1, Industrial District

ANALYSIS:

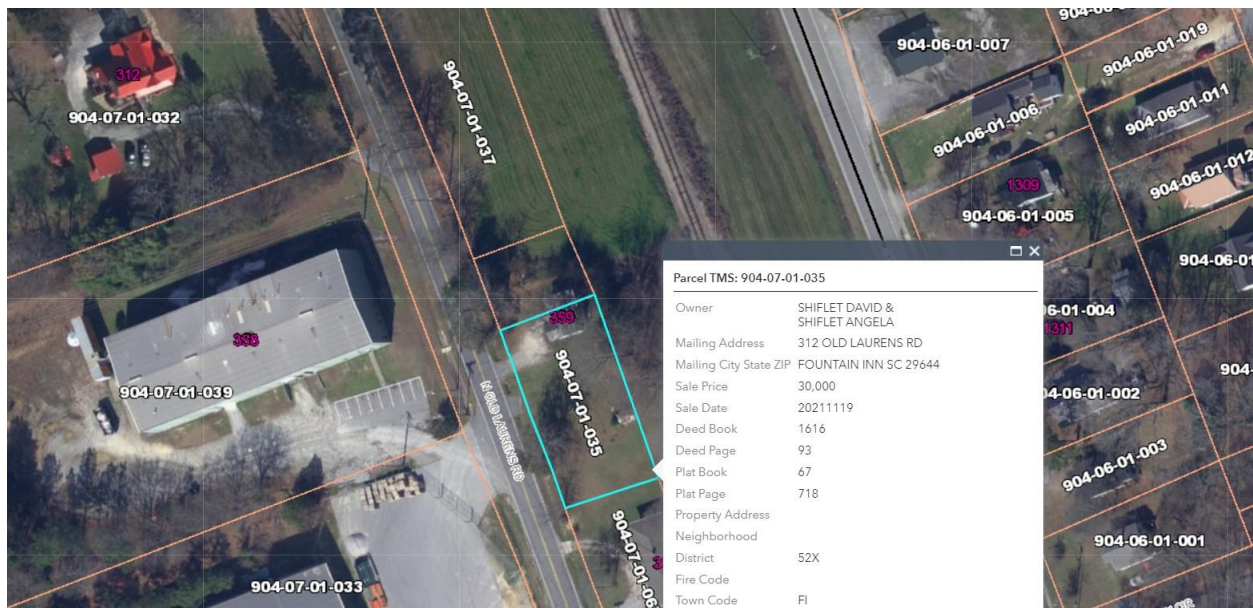
The subject property contains two residential homes, one in poor code condition, along Old North Laurens Road in the Laurens County portion of Fountain Inn. Nearby landmarks include the Crestview residential community and a Caterpillar industrial business. The property owner, Mr. Shiflet of 312 Old North Laurens Road, wishes to rezone to residential in order to renovate, expand, and/or demolish the homes in order to provide rental units. A 2021 ordinance passed by the Planning Commission and City Council prohibits new single-family homes in commercial districts. The current zoning does not preclude using the existing structures.

R-12 zoning can be found across the railroad tracks on Main Street and within the Crestview neighborhood. Staff received six (6) phone calls in inquiry to the rezoning; all expressed concern but none expressly objected when told of the residential intentions of the property owner.

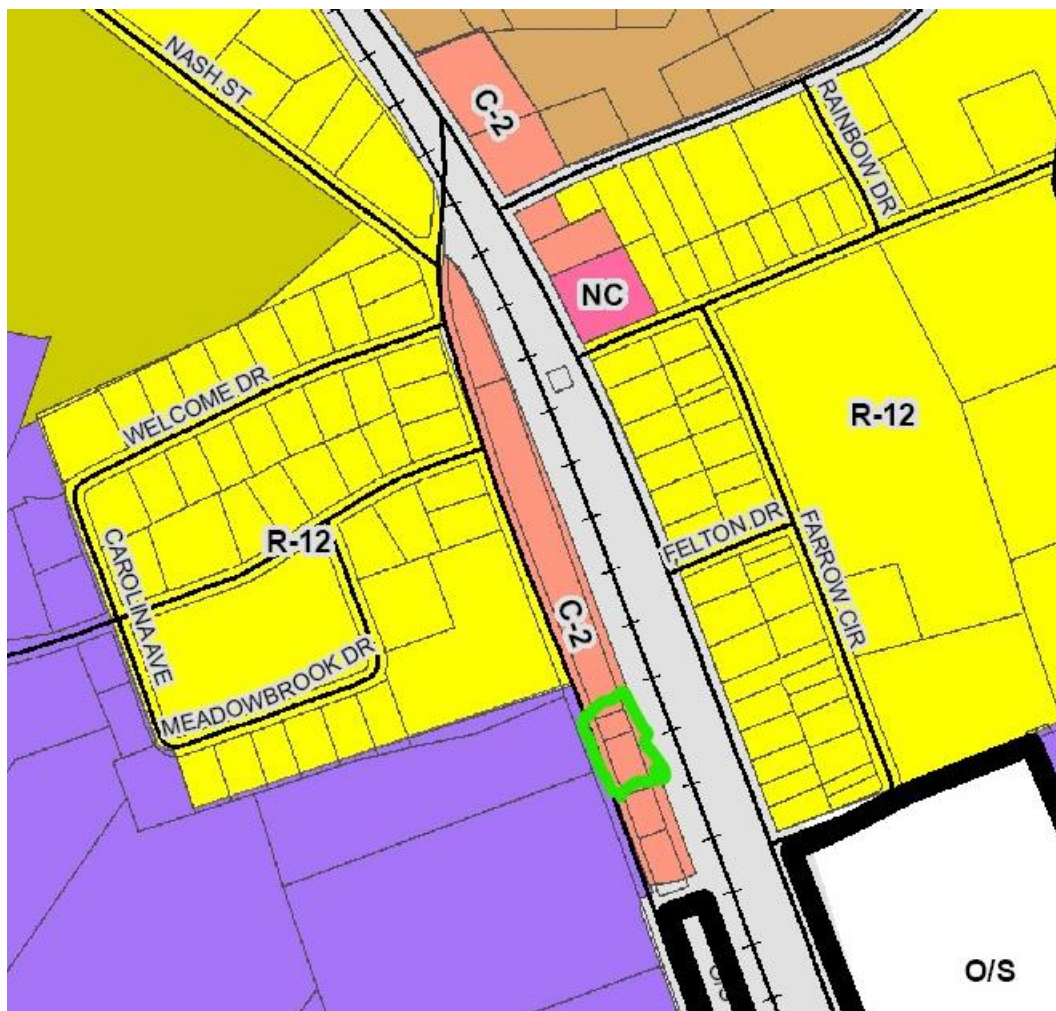
The 2017 Master Plan's Future Land Use Map shows that the property should remain as Commercial zoning, but only on the small strip currently zoned Commercial. The City of Fountain Inn should remain diligent to preserve existing commercial and industrial uses; however, this is not a location seeing high traffic volume or business growth e.g. Main Street, Harrison Bridge Road, or SC-418 (Milacron Drive/McCarter Road)

STAFF RECOMMENDATION: Approval

Aerial Map for subject parcel (source: Laurens County GIS):



Zoning Map (source: Greenville County GIS):



Site Photos:



RESOLUTION NUMBER 2022-9

**A RESOLUTION CERTIFYING
CERTAIN REAL PROPERTY IN THE CITY OF FOUNTAIN INN
AS AN ABANDONED BUILDING SITE
(100 ELLISON STREET; GREENVILLE COUNTY TMS NO. 034600200300)**

WHEREAS, pursuant to the authority of Title 12, Chapter 67 of the Code of Laws of South Carolina, 1976, as amended (“Act”), upon the satisfaction of certain statutory requirements set forth in the Act, a taxpayer is eligible for certain tax credits in connection with the rehabilitation of abandoned buildings;

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose;

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain state income taxes, corporate license fees or insurance premium taxes, or a credit against local real property taxes;

WHEREAS, based solely on information provided by The Mill at Fountain Inn LLC (“Taxpayer”) is the owner and developer of certain real property located at 100 Ellison Street (“Property”), as referenced in that certain deed dated July 21, 2022 and recorded in the Greenville County Register of Deeds at Deed Book: DE 2663 and Page: 2570-2573 and recorded July 21, 2022, which property is further identified on the Greenville County Tax Maps as TMS No. 034600200300;

WHEREAS, Taxpayer has indicated to the City that Taxpayer intends to renovate the three buildings on the Property as part of the rehabilitation of the Property (“Building Site”); and

WHEREAS, Taxpayer has indicated to the City that Building Site is located in the City’s municipal limits;

WHEREAS, Taxpayer has requested that the City certify that the Building Site is an eligible abandoned building site as defined by the Act;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Fountain Inn, in Council Assembled that:

Section 1. Taxpayer has submitted to the City a request to certify the Building Site pursuant to Section 12-67-160 of the Act.

Section 2. Based solely on the information supplied by Taxpayer, including the Affidavit attached hereto as Exhibit A and the City's search of its business license records, the City hereby certifies (i) the Building Site constitutes an abandoned building as defined by Section 12- 67-120(1) of the Act, and (ii) the geographic area of the Building Site contains three abandoned buildings and is consistent with Section 12-67-120(2) of the Act.

Section 3. This Resolution provides no tax relief whatsoever, and the City expresses no opinion regarding the availability of same to Taxpayer. This Resolution does not provide any approvals or permits related to the Property and/or the Building Site.

Section 4. This Resolution becomes effective at its date of adoption.

Adopted: November 10, 2022.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC
City Attorney

State of South Carolina)
County of Greenville)

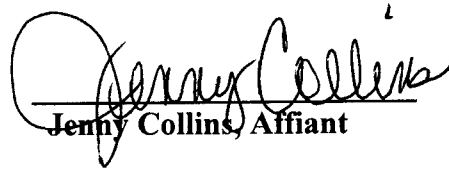
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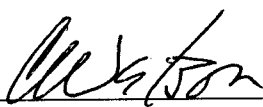
PERSONALLY APPEARED BEFORE ME, Jenny Collins (the "Affiant") who being first duly sworn, deposes and says that:

1. In 2016, I, along with my partners, Greg Collins, Brandon Collins and Denise Collins purchased the property located at 100 Ellison Street and 100 Wall Street in the Town of Fountain Inn, County of Greenville, State of South Carolina.
2. This property and the ownership history of this property is shown on Exhibit A to this affidavit and bears Greenville County PIN Nos. 0346000200300 and 0346000200300.
3. The Affiant, along with Affiant's partners, sold the referenced property to F I Ellison LLC on August 30, 2021.
4. The Affiant has personal knowledge of the occupancy history of the Buildings located on said property site from the date of Affiants purchase in 2016 to the date of sale on August 30, 2021.
5. That during Affiant's ownership the the the Buildings on the site remained One Hundred (100%) Percent vacant and remained continuously closed to business and non-operational for income-producing purposes.

6. That Affiant has personal knowledge that Buildings on the site have remained been One Hundred (100%) Percent vacant and has been continuously closed to business and non-operational for income-producing purposes from the date of the sale of the property, August 30, 2021 to the present time.

Further Your Affiant Sayeth Naught


Jenny Collins, Affiant

Sworn to before me this)
9th day of August, 2022)
)
(L.S.))
Notary Public for South Carolina)
My commission expires 2-1-21)

SpeakWrite
www.speakwrite.com
Job Number: 20220306_114745_hxo
Custom Filename: 220306_183222
Date: 03/07/2022
Billed Words: 157

Greenville County, SC



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

Map Scale
1 inch = 80 feet
8/3/2022

Greenville County, SC - Property Report [Convert to PDF](#) 8/3/2022

PIN / Tax Map #

0346000200300



Owner Information

Owner Name MILL AT FOUNTAIN INN
LLC THE

Additional Owner Name

Care Of

Mailing Address 2 Roanoke Way

City Greenville

State SC

Zip Code 29607



Mobile
Maps and
Information



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Parcel Information

Acres	Description	Location	Subdivision
0.930	None	Ellison	

Reference Information

Deed Book	Deed Page	Deed Date	Plat Book	Plat Page
2663	2570	7/21/2022	1426	66

Building Information

Bedrooms	Bathrooms	Half Baths	Square Feet
0	0	0	0

Classification

Land Use	Jurisdiction	Homestead Code
940 - Warehouse - General	County Jurisdiction	No

Values

Fair Market Value	Taxable Market Value	Sales Price	Total Rollback
\$325,440	\$325,440	\$10	\$0

Taxes / Fees

Tax District	County Stormwater Fee	City Stormwater Fee	Taxes	Taxes Paid Date
699	\$189	\$0	\$2,680.20	1/11/2022

Property Tax History			
Tax Year	Owner Name	Taxable Market Value	Taxes
2020	Collins Greg L Collins Jenny R	\$111,080	\$3,160.38
2019	Collins Greg L Collins Jenny R	\$111,080	\$2,900.60
2018	Collins Greg L Collins Jenny R	\$111,080	\$2,471.02
2017	Collins Greg L Collins Jenny R	\$111,080	\$2,463.05
2016	Turner Frances A	\$79,820	\$1,815.04
2015	Turner Frances A	\$79,820	\$1,815.04
2014	Turner Frances A	\$69,428	\$1,578.61
2013	Turner Frances A	\$69,428	\$1,557.81
2012	Turner Bobby R & Frances A	\$69,428	\$1,513.71
2011	Turner Bobby R & Frances A	\$69,428	\$1,452.39
2010	Turner Bobby R & Frances A	\$69,428	\$1,428.08
2009	Turner Bobby R & Frances A	\$60,373	\$1,210.67
2008	Turner Bobby R & Frances A	\$60,373	\$1,209.94
2007	Turner Bobby R & Frances A	\$60,373	\$1,137.95
2006	Turner Bobby R & Frances A	\$52,498	\$1,057.86
2005	Turner Bobby R & Frances A	\$52,498	\$1,022.99
2004	Turner Bobby R & Frances A	\$52,498	\$1,022.67
2003	Turner Bobby R & Frances A	\$52,498	\$879.92
2002	Turner Bobby R & Frances A	\$52,498	\$952.83
2001	Turner Bobby R & Frances A	\$52,498	\$840.42
2000	Turner Bobby R & Frances A	\$30,000	\$506.52
1999	W C & Associates Inc A Sc Corp	\$30,000	\$481.14
1998	South Freight Inc	\$30,000	\$468.54

Ownership History				
Owner Name	Deed Book	Deed Page	Date of Last Sale	Last Sale Price
Fi Ellison Llc	2634	692	20210831	\$425,000
Collins Greg L	2498	338	20161010	\$141,500
Turner Frances A	2411	1876	20120831	\$0
Turner Bobby R & Frances A	1818	776	19990212	\$32,000
W C & Associates Inc A Sc Corp	1777	442	19980724	\$150,000
South Freight Inc	1614	886	19950602	\$0
Mckelvey Bobby C	1236	822	19850409	\$0

Bell Carrington & Price, LLC
ALTA Universal ID:
408 East North Street
Greenville, SC 29601

File No./Escrow No. : 21-46894
 Print Date & Time: August 27, 2021 6:07 pm
 Officer/Escrow Officer :
 Settlement Location : 408 East North Street
 Greenville, SC 29601

Property Address: 100 Ellison Street and 100 Wall Street
 Fountain Inn, SC 29644

Borrower: FI Ellison, LLC

Seller: Greg L. Collins and Jenny R. Collins
 100 Ellison Street and 100 Wall Street
 Fountain Inn, SC 29644
 Brandon Collins and Denise Collins
 100 Ellison Street and 100 Wall Street
 Fountain Inn, SC 29644

Lender:

Settlement Date: August 30, 2021

Disbursement Date: August 30, 2021

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Financial		
	425,000.00	Sale Price of Property	425,000.00	
		Deposit		13,000.00
13,000.00		Excess Deposit		
		Prorations/Adjustments		
2,361.87		County Taxes 01/01/21 - 08/31/21		2,361.87
		Other Loan Charges		
		E-Recording Fee to Simplifile	3.50	
		Title Charges and Escrow/Settlement Charges		
		Attorneys Fee to Bell Carrington & Price, LLC	550.00	
350.00		Document Preparation Fee to Bell Carrington & Price, LLC		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		Title Charges and Escrow/Settlement Charges (continued)		
		Fax/Courier/Copy/Email/Wire Fee to Bell Carrington & Price, LLC	50.00	
		Title Examination Fee to Bell Carrington & Price, LLC	275.00	
		Owner's Title Insurance to Bell Carrington & Price, LLC Coverage: 425,000.00 Premium: 1,012.50	1,012.50	
		Commissions		
12,750.00		Commission to The Parker Group		
12,750.00		Commission to SVN Blackstream		
		Government Recording and Transfer Charges		
		Recording Fees to Simplifile	15.00	
1,572.50		State Deed Transfer Tax to Simplifile		
		Payoff(s)		
17,794.73		Payoff of First Mortgage Loan to TM Properties LLC Loan Payoff 17,794.73 Total Payoff <u>17,794.73</u>		
32,088.48		Payoff of Second Mortgage Loan to TM Properties LLC Loan Payoff 32,088.48 Total Payoff <u>32,088.48</u>		
		Miscellaneous		
3,160.38		2020 Taxes - 100 Ellison to Greenville County Tax Collector		
1,134.61		2020 Taxes - 100 Wall to Greenville County Tax Collector		
Seller			Borrower	
Debit	Credit		Debit	Credit
96,962.57	425,000.00	Subtotals	426,906.00	15,361.87
		Due from Borrower		411,544.13
328,037.43		Due to Seller		
425,000.00	425,000.00	Totals	426,906.00	426,906.00

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Bell Carrington & Price, LLC to cause the funds to be disbursed in accordance with this statement.

Borrower

FI Ellison, LLC

BY: _____

Seller

Greg L. Collins

Jenny R. Collins

Brandon Collins

Denise Collins

Escrow Officer