



Agenda

**Fountain Inn, South Carolina
FORMAL MEETING OF CITY COUNCIL**
Judicial Building, Council Chambers
300 Wall Street, Fountain Inn

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

Thursday, December 8, 2022 - 6:00 PM

1. Call to Order - Mayor McLeer
2. Invocation and Pledge of Allegiance
3. Recognitions
 - a. Graduates of the Inaugural Civics Academy
4. 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.
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 November 10, 2022 Regular Council Meeting Minutes
6. City Administrator's Report - Shawn M. Bell
 - a. November Reports
7. 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.

8. New Business

- a. Z 2022-10 An ordinance to amend the official zoning map of Fountain Inn, said amendment being for the purpose of changing the zoning classification of the property located at Milacron Drive and Greenpond Road containing approximately 14.02 acres, Greenville County Tax Map 0562010102800, 0562010102820, 0562010102815.
- b. AX 2022-2 An Ordinance To Provide For The Annexation Of The Property Described Herein To The City Limits Of The City Of Fountain Inn; To Establish A Zoning Classification Therefore; To Assign The Annexed Property To A Council Ward; And Various Matters Related Thereto For Greenville County Tms #0562010102801
- c. Appointment of Christy Jamerson as Clerk of Court

9. Adjourn



MINUTES FORMAL MEETING OF CITY COUNCIL

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

Judicial Building, Council Chambers

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order at 6 p.m.

Councilmembers Thomason, Don, Blackstone and Mayor McLeer were present.

Staff present: Shawn Bell, Michael Hamilton, Naomi Reed, Russell Slatton, Rebecca Mejia-Ward, and Elizabeth Adams.

2. Invocation and Pledge of Allegiance

Mayor McLeer 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.

No one signed up to speak.

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

Motion by Councilmember Blackstone, second by Councilmember Thomason to approve October 13, 2022 Regular Council Meeting Minutes.

The motion carried unanimously 4/0.

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

a. October Reports

Mr. Bell reviewed the October departmental reports with Council and gave an update for the upcoming holiday celebration in the City of Fountain Inn.

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.**

Councilmember Don requested to table the second reading of Z 2022-8 until the remaining Councilmembers are present to vote.

Motion by Councilmember Don, second by Councilmember Thomason to table 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. The motion carried unanimously 4/0.

- 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.**

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 Thomason, second by Councilmember Don to approve 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. The motion carried unanimously 4/0.

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**

Motion by Councilmember Blackstone, second by Councilmember Thomason to approve R 2022-9 a resolution certifying certain real

property in the City of Fountain Inn as an Abandoned Building Site. The motion carried unanimously 4/0.

8. Adjourn

Motion by Councilmember Thomason, second by Councilmember Don to adjourn the meeting. The motion carried unanimously.

Elizabeth Adams
Municipal Clerk

CITY ADMINISTRATOR REPORT



Agenda Date: December 8, 2022

To: Mayor and City Council

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

Administration

- New FING/Public Works Facility
 - Concrete pad will be poured in late December
- Main Street Streetscape (Jones to 418)
 - Plans, Specifications, and Estimates (PS&E) have been drafted and are now under review
 - Goal is to request construction funding from the CTC in January/February
- Woodside Connector
 - Now that funding has been secured, working with SCDOT to get the project let as soon as possible
- Woodside Streetscape
 - Held meeting with Arbor Engineering to discuss scope reduction
 - Arbor will provide SCDOT with alternates to provide funding flexibility
- Interstate Signage
 - Still waiting for permit approval from SCDOT
- Sanctified Hill Park
 - Basketball court will be paved once the pad is dry
 - Still looking at an April 2023 completion date
- Fairview Street Basketball Court
 - Additional PARD funds have been requested by the GLDTC (will vote on 1/9/23) for the City to award the project to low bidder

Community Relations

- Upcoming Events
 - Christmas Inn Our Town
 - 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; filled – start date 12/19
 - Business License Specialist – One vacancy; reviewing applications
 - Gas Billing Specialist – One vacancy; posted/accepting applications
- Community Relations:
 - Director – recruitment suspended
- Police:
 - Patrol Officer – Six vacancies; continued recruitment until filled
 - Dispatch – One vacancy; filled – started 11/14
- Public Works:
 - CDL Truck Driver – One vacancy; filled – start date 12/19
 - Sewer/Stormwater Manager – One vacancy; filled – started 11/21
 - Sewer/Stormwater Technician – Two vacancies; posted/accepting applications
- Natural Gas:
 - Underground Installation Technician – One vacancy; filled – started 11/14

Natural Gas

- Deliveries for November 2022
 - Gas volume of 107,294 Dekatherms
 - Gas consumption for November 2022 was down 2.7% from November 2021, but up over 10% from the November five-year average.
- Installations as of October 2022
 - 48,664 feet of new gas main lines installed; 2022 year-to-date
 - 27,339 feet of new service lines installed (610 services); 2022 year-to-date
- Gas Prices/Rates
 - The price of natural gas for December 2022 settled at \$6.712 per Dekatherm, which represents a \$1.53 increase from November's price
 - Industry experts foresee gas prices remaining volatile until at least Spring 2023

Parks & Recreation

- Basketball
 - Games scheduled to start 1/3
- Wrestling
 - Next match scheduled for 12/14 at 6:00 p.m. at FIHS
- Senior Adults
 - Christmas Party at Activities Center Gym on 12/8 from 11:00 a.m.
 - Bingo at 11:00 a.m. with baked potato bar at noon on 12/3 at Activities Center Gym

- 10th Annual Rudolph Run
 - (130) 5K runners & (32) one-mile kids' fun runners

Planning & Development

- November 2022 Building & Codes
 - 63 construction permits issued with a total valuation of \$13,058,0466
 - 835 inspections
 - 42 residential plan reviews
 - 100 certificates of occupancy issued
- Comprehensive Plan Update
 - Unofficial kick-off with Stewart & Boudreaux held on 11/30
 - Community Engagement planned for January 24-26
- Office & Entrance renovations are nearly complete; new window will be installed 12/8

Fire

- 183 calls for service
- Internship program
 - Hosting one student from Greenville County Schools until the end of the year
 - Hosting two students from Anderson County Career Center for a week
- C-Shift had a cardiac arrest shift
 - Sgt. Mavar (FIPD) was first on scene and was performing CPR when FIFD arrived

Younts Center

- The Nutcracker
 - December 17 & 18 at 3:00 p.m.

Chamber of Commerce

- Hosting a monthly Women@Work, Business After Hours, and First Fridays for Nonprofit Organizations
 - Go to <https://www.fountaininnchamber.org/> for details

December 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

390,024

Engagements

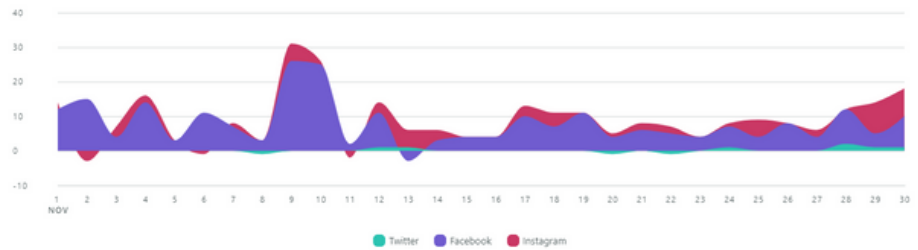
23,658



Audience Growth

See how your audience grew during the reporting period.

Net Audience Growth, by Day



Audience Metrics

Total Audience

Totals

28,573

% Change

1%

Your Average

Competitor Average

1	City of Columbia G...	155	
2	Myrtle Beach City G...	135	
3	Discover Simpsonville	73	
4	City of Greenville, S...	50	
5	The City of Laurens	32	
6	City of Spartanburg...	31	
7	City of Charleston, S...	24	
8	City of Fountain L...	18	
9	Downtown Florence	17	
10	City of Clemson	17	
11	Visit Lake City, SC	13	
12	City of Mauldin SC ...	8	
13	City of Greer Events...	8	
14	Fountain Inn Shuttle	3	

**Over the Past
Year**

Impressions

3.933.243 ^{+97%}

Engagements

295,691 ^{+99.21%}

Post Clicks

34,918 ^{+233.6%}

Fountain Inn in the News

- **Fountain Inn City Council Notes: Former flour mill declared abandoned property | Greenville Journal | greenvillejournal.com**
- **Fountain Inn's Mayor and City Administrator Bring Youthful Perspective to City Planning | Greenville Business Magazine | greenvillebusinessmag.com**
- **City Leadership Plans for Growth, While Retaining 'Small-Town Charm' | Greenville Business Magazine | greenvillebusinessmag.com**

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

#74K

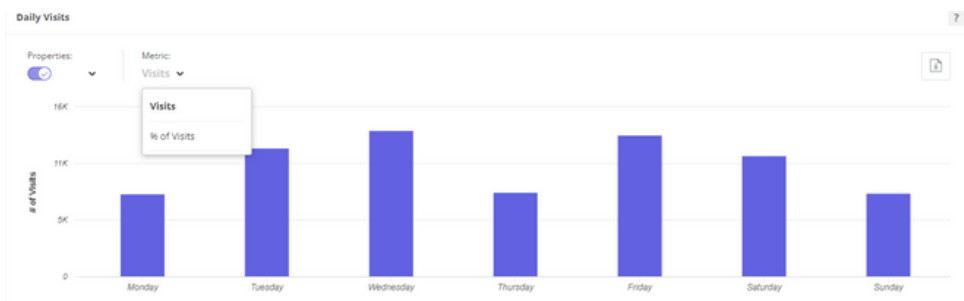
Visitors

#42.7K

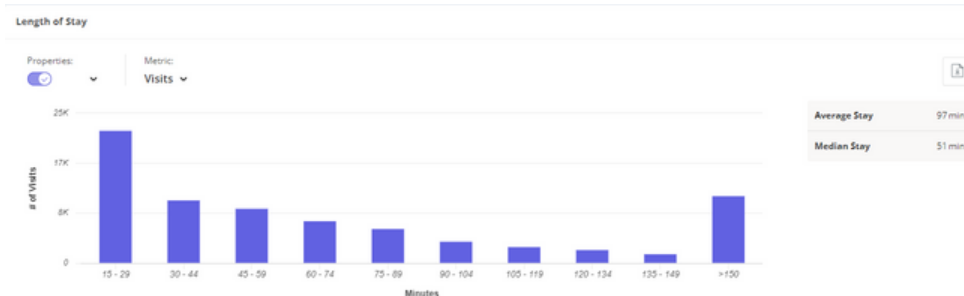
Visit Frequency 1.73

Visitor Information

Daily Visits



Length of Stay



Visitor's Favorite Places

Favorite Places

Category: Min. Visits: Categories (44) 1

Rank	Name	Distance	Visitors
CBD / Fountain Inn, SC			
1	Fairview Corners I & II / 375 Harrison Bridge Rd, Simpsonville, SC 29680	3.4 mi	15.7K (36.7%)
2	Walmart / 3950 Grandview Dr, Simpsonville, SC 29680	3.3 mi	14.6K (34.3%)
3	Martin Farm / 704 Fairview Road, Simpsonville, SC 29680	3.5 mi	13.1K (30.7%)
4	The Shops at Greenridge / 1125 Woodruff Rd, Greenville, SC 29607	10.9 mi	11.9K (27.9%)
5	Magnolia Park / 1025 Woodruff Rd, Greenville, SC 29607	11.6 mi	11.6K (27.2%)
6	Fairview Station / 245 Fairview Rd, Simpsonville, SC 29680	3.5 mi	11.1K (26.1%)
7	Haywood Mall / 700 Haywood Road, Greenville, SC 29607	13.3 mi	10.2K (24%)
8	Target / 694 Fairview Rd, Simpsonville, SC 29680-6708	3.6 mi	9.4K (22.1%)
9	Armstrong Plaza / 1103 N Main St, Fountain Inn, SC 29644	1.2 mi	9.3K (21.9%)
10	Wingnutz / 201 Trade St, Fountain Inn, SC 29644	0.1 mi	8.1K (19%)

In the Past
12 Months

Visits

#1 M

+4.68% from
pre-covid
visits

+44.7K

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.



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.

Fountain Inn Fire

Report for November Events 2022

Summary of Monthly Events

- 183 Calls for service
- 24.42% of calls were overlapping
- Multiple Fire Prevention events took place
- Multiple inspections for new businesses
- Average response time for Nov was 4:44

Upcoming and Ongoing

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

Projects / Events / Training

- Internship student continues. Partnership with Greenville County Schools
- 2 new interns will be here in Dec from Anderson County Career Center
- Fire Prevention continues
- Grant turned in for new rope equipment
- SCTF-6 assisted with a shoring operation at Burger King due to a car that ran into the building.
- C-Shift had a cardiac arrest save. Sgt Mavar was the first on scene from FIPD and was doing CPR when FD arrived. Letter of thanks was sent to Chief Hamilton and this action is one of the reasons this patient had a chance to survive. Well done to all.

Memorandum

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

From: Eduardo Noriega
Fountain Inn Natural Gas Director

Date: December 4th, 2022

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

- **Delivery of natural gas**
 - Gas volume moved through our system: 107,294 Dths.
 - Gas consumption for November was down 2.7% from last November, but up over 10% from the November 5-year average.
- **New main/service line installations**
 - New gas main lines installed; 2022 YTD: 48.664 feet.
 - New service lines installed; 2022 YTD: 610 services/27,339 feet.
- **Gas Supply**
 - The price of natural gas for the month of December settled at \$6.712 per Dekatherm. This represents an increase from November's price of \$1.53 per Dekatherm.
 - 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**
 - 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, but no signs of a permit yet. This delay is of great concern
 - We have started to wrap 2022 and plan for 2023, looking and vehicles, tools and equipment needs, new gas modeling system, system improvements to address line pressure loss due to growth.
 - We have started a digital media campaign as part of our required public awareness program. The campaign focuses on customers and non-customers who live in the 29644 zip code. More info to follow next month.

END OF REPORT



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

Home Department**	October Headcount	November Hires / Transfers In	November Terms	November Transfers Out	November Headcount	DIVERSITY				
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander
000411 / Administration	6	0	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	5	0	0	0	5	0	0	0	5	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0
000421 / Police	36	1	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	1	0	0	4	0	0	0	4	0
000451 / Recreation	36	0	0	0	36	0	9	0	27	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	17	1	0	0	18	0	0	1	17	0
Totals:	174	3	1	0	176	0	24	4	147	1

**Based on Home Departments

FULL TIME 135 / PART TIME 41

Recruitment Status

411 Administration/Finance: Staff Accountant (1) FILLED; **start date 12/19/22**

411 Administration/Finance: Business License Specialist (1) Vacancy; **reviewing applications for interview**

411/510 Gas Billing: Billing Specialist (1) Vacancy; **posted/accepting applications**

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

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

421/422 Dispatch: Dispatcher (1) FILLED; **started 11/14/22**

432 Sanitation: CDL Driver (1) FILLED; **start date 12/19/22**

434 Sewer: Sewer/Stormwater Manager (1) FILLED; **started 11/21/22**

434 Sewer: Sewer/Stormwater Technician (2) Vacancies; **posted/accepting applications**

510 Gas: Underground Installation Technician (1) FILLED; **started 11/14/2022**

November HIRES:

Name	Department	Title
Eller, Natasha Lanell	POLICE	Police/Fire Dispatcher
Branscomb, William Charles	SEWER	Sewer/Stormwater Manager
Nitti, Mario L.	NATURAL GAS	Underground Installation Technician

UPCOMING EVENTS:

Month	Event
DEC	ADP Employee Portal Launch
JAN	Performance Appraisal Training For Supervisors
JAN	Break With The City Administrator

PLANNING & ZONING DIVISION ACTIVITY

Comprehensive Plan Project Update

Consultants with Stewart and Boudreaux met with City staff including Department Heads on November 30, 2022, to unofficially kick off the 12-month long comprehensive planning process. A walking tour of Main Street and a driving tour of the entire City was conducted led by the City Administrator. A schedule of events will be prepared and forwarded to City Council in the coming weeks.

Zoning Ordinance Activity

Amendments in process: N/A

Annexations and Rezoning Activity

FI2022-026

Public Hearing Date: 11/7/2022

Address: 4 Tall Pines Road

TMS: 0562010102815, 0562010102800, 0562010102820

Applicant: Falcon Real Estate Development

Owner: Y & Y Development, et al

Current zoning: C-2, Commercial District

Requested Zoning: PD, Planned Development District

Motion: 3-1 to Approve



FI2022-027

Public Hearing Date: 11/7/2022

Address: Milacron Drive

TMS: 0562010102801

Applicant: Falcon Real Estate Development

Owner: Kim Speer, Kay Moore

Current zoning: unzoned (Greenville County)

Requested Zoning: PD, Planned Development District

Motion: 3-1 to Approve



BOARDS AND COMMISSION

Planning Commission

The Fountain Inn Planning Commission upcoming meeting:

Monday December 5, 2022

FI-2022-041

Request: Final Development Plan – Fountain Inn Village (commercial)

Tax Map: 0341050100100, 0341050100200 P/O

910 North Main Street

FI-2022-039

Request: Annex and Rezone to FRD, Flexible Review District

Tax Map: 0335000100602; 12.47 ac

207 Wilson Bridge Road

Approve CY 2023 Planning Commission meeting schedule

Board of Zoning Appeals

The Fountain Inn Board of Zoning Appeals upcoming meetings:

December 19, 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	804	829	x
REINSPECTIONS	31	4	x
SAFETY INSPECTIONS	0	0	x
COMPLAINT INSPECTIONS	0	0	x
TOTAL INSPECTIONS	835	833	x
PERMITS			
PERMITS ISSUED	63	26	x
NEW SINGLE FAMILY	34	12	x
NEW MULTI-FAMILY (UNITS)	0	1	x
NEW COMMERCIAL	4	1	x
CERTIFICATES OF OCCUPANCY -ISSUED	100	73	x
REMODEL/ADD. RESIDENTIAL	3	2	x
REMODEL/ADD. COMMERCIAL	2	1	x
SIGN/ROOFING/SOLAR/MISC TRADE	5	1	x
PLAN REVIEWS			
COMMERCIAL PLAN REVIEWS	0	0	x
RESIDENTIAL PLAN REVIEWS	42	42	x

CODE COMPLIANCE

BUILDING CODE COMPLAINTS	CURRENT	LAST MONTH	LAST YEAR
OPEN COMPLAINTS	11	2	x
PENDING INSPECTION	1	2	x
RESOLVED COMPLAINTS	3	7	x
PENDING COURT	1	1	x
TOTAL COMPLAINTS	15	12	x
ACTIVE COMPLAINTS BY TYPE			
BUILDING – UNSAFE CONDITIONS	3	2	x
POTHoles AND ROADS	0	3	x
NOISE AND ANIMAL CONTROL	1	1	x
PROPERTY MAINTENANCE	9	9	x

DEPARTMENT HIGHLIGHTS

Office Renovations

The Planning and Development Department will undergo renovations to improve security and enhance the customer service experience. The final component, a new window, will be installed on Thursday 12/8/22.

Financial Summary

FINANCIAL STATISTICS	CURRENT	LAST MONTH	LAST YEAR
TOTAL VALUATION	\$13,058,466	\$2,467,766	
TOTAL PERMIT FEES	\$71,841	\$16,725	
TOTAL PLAN REVIEW REVENUE	\$35,920	\$8,362	
CONTRACTED BUILDING SERVICES	TBD	\$42,733*	

**Safebuilt - \$25,485*

RCI - \$17, 248 (final invoice)

Current Projects

- File Digitization – Project Manager: Kim Darnell, Planning and Development Coordinator
- Comp Plan Update - Project Manager: Gregory Gordos, City Planner
- Standardizing Planning Commission and BZA meeting process to mirror City Council process
- Process Audit – Project Manager: SafeBuilt

FOUNTAIN INN POLICE DEPARTMENT

MONTHLY COUNCIL REPORT

NOVEMBER 2022

Crimes Against Property			
Burglary	November	YTD	
Total:	5	46	November Clearance Rate 40%
Active	2	8	YTD Clearance Rate 46%
Administratively Closed	1	17	
Cleared By Arrest	1	16	
Exceptionally Cleared	0	1	
Unfounded	1	4	
<i>Includes 1 from September that was Active, now Adm.Closed</i>			
<i>Includes 2 from October that were Active, now Adm.Closed</i>			
Larceny	November	YTD	
Total:	11	171	November Clearance Rate 27%
Active	2	21	YTD Clearance Rate 29%
Administratively Closed	6	100	
Cleared By Arrest	1	25	
Exceptionally Cleared	2	17	
Unfounded	0	8	
<i>Includes 3 from July that were Active, now Adm.Closed</i>			
<i>Includes 1 from September that was Active, now Adm.Closed</i>			
<i>Includes 2 from October that were Active, now Adm.Closed</i>			
Motor Vehicle Theft	November	YTD	
Total:	1	17	November Clearance Rate 100%
Active	0	2	YTD Clearance Rate 24%
Administratively Closed	0	11	
Cleared By Arrest	0	1	
Exceptionally Cleared	0	1	
Unfounded	1	2	
Property Value	November	YTD	
Grand/Petit Larceny/Fraud	\$ 39,141.00	\$ 477,694.00	
Cleared/Recovered	\$ 740.00	\$ 156,381.00	
	November	YTD	
Total Calls for Service	1132	10669	
Business/Security Checks	8,671	120,028	
Number of Reports Written	183	2265	<i>Includes 1 from October, not submitted</i>



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

Work Orders

- Completed the following work orders this month:
 - Animal Control – 1
 - Facilities Maintenance – 9
 - Sanitation – 31
 - Streets and Grounds – 3
 - Utilities - 1

Projects update

- **Utilities Complex.** Site work is underway, pad will be poured in late December.
- **Interstate Signage.** Awaiting on permit approval from SCDOT.
- **Main St. Street scape.** Plans have been drafted and are under review by COTRANSCO. Plan 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. Working to reduce cost of project.
- **Woodside Connector.** Received funding from GPATS for budget shortfall. Will be pushing for a construction date soonest.
- **Woodside Street Scape.** Met with Engineers for redesign. Will provide main project with two alternates to provide funding flexibility.
- **Sanctified Hill Park.** Park has been leveled and curbing/sidewalks have been poured. Court will be paved once pad is dry. Park is progressing quickly, has a completion date of 1 April 2023.
- **Fairview Park Basketball Court.** Received bid from Sossamon but bid was higher than initial grant. Have requested additional grant funding which will be voted on by GLDTC on 9 January 2023.

Monday, December 05, 2022

Department: (Recreation)

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

The 10th Annual Rudolph Run was held on Saturday, December 3rd. We relocated the route from the original RR route (previous 9 years) to the Laurens Hope route on November 1st (almost one month prior). The transition was a great one, one that was proposed by the Fountain Inn Police Department, proposal provided better runner safety, fewer road closures, and a better luminated route (streetlights/residence Christmas decorations). The 10th year run rivaled the highest attendance for this race. Improvements can/could be made for year 11, but this was a major success for the Recreation Department – all runners seemed to thoroughly enjoy it.

12/2: Thrive Upstate Christmas Party with special guest: **Santa Claus** - hosted by FI Recreation Staff at the Activities Center. 80 residents from the surrounding Thrive Upstate homes participated in our annual Christmas Party with special guest Chris Williams from Stream dressed as Santa. Each participant received a Christmas gift (mostly gift cards) provided by Emanuel Sullivan & Mt. Zion Baptist Church. Outstanding and heart-warming event. Food from Henry's Smokehouse, food prep and service by: Rec Staff + Senior Adult volunteers.

SUMMARY OF MONTHLY EVENTS & UPCOMING.

10th Annual Rudolph Run participation: (130) 5K runners, (32) 1-Mile Kids Fun Run

Basketball games are scheduled to start January 3rd. Fountain Inn Police will once again provide security for ALL games.

Senior Adult Christmas Party at the Activities Center Gym on 12/8 from 11-1pm. Henry's Smokehouse will provide most of the meal, Rec staff will prep and serve 80-90 Seniors.

Senior Bingo 12/13 in the Gym, bake potato bar will be provided.

Ongoing Projects; Completed Projects: NONE for Recreation Department

OBSTACLES- NONE

CAPITAL REQUESTS- NONE

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

OPEN POSITIONS: NONE

Other Notes/Questions/Problems/Issues of significance? *(note: please submit confidential issues directly to the City Administrator)*

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

December 8, 2022

Regular City Council Meeting

☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** December 8, 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.

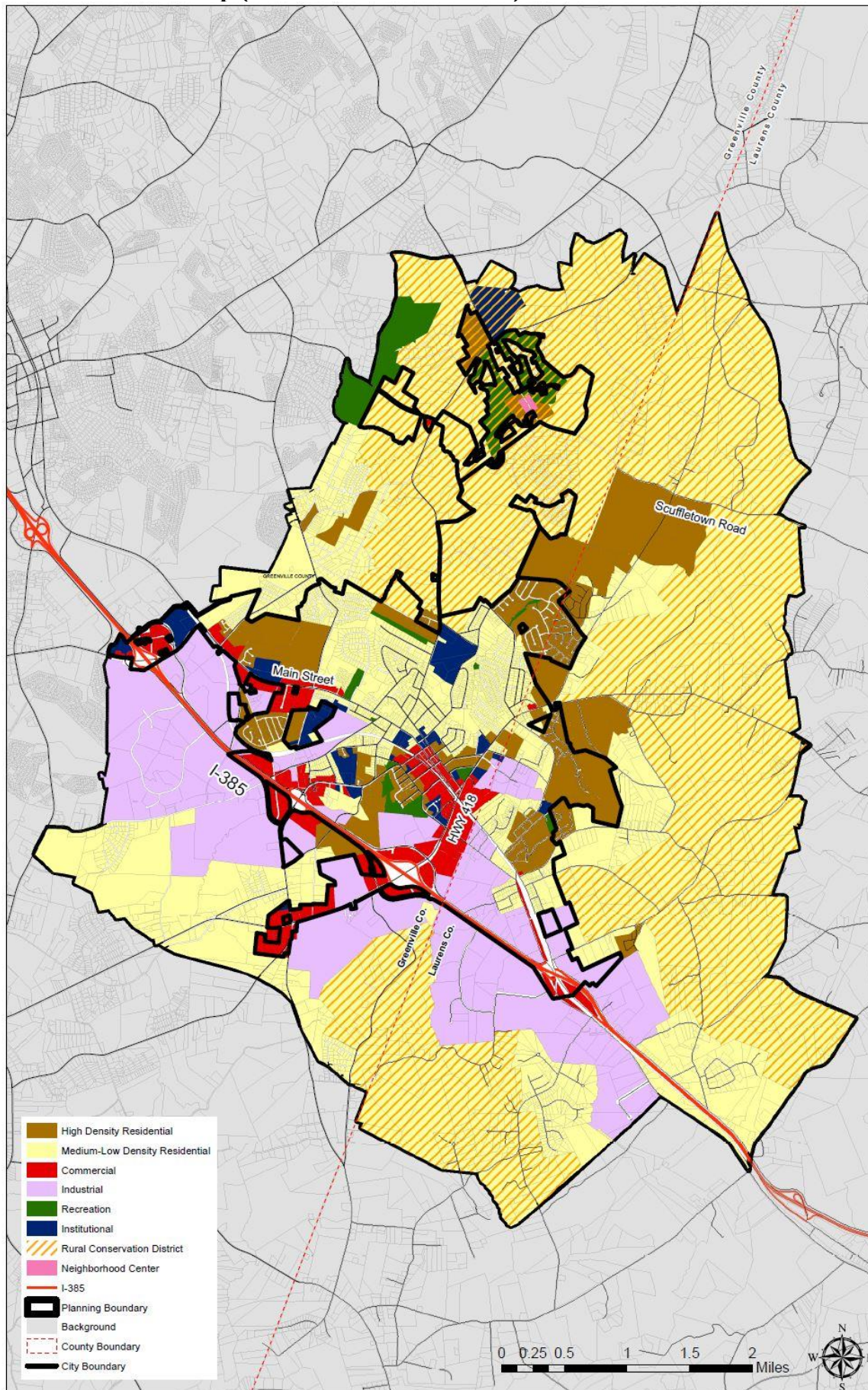
STAFF RECOMMENDATION: Approval

[illegible]

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

December 8, 2022

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** December 8, 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 2022-10 would rezone three parcels totaling approximately 14 acres located along SC-418 (Milacron Drive) and 4 Tall Pines Road.

AX 2022-2 would add another 13.5 acres to the subject properties and annex property along Milacron Drive into the City of Fountain Inn. Both cases (FI2022-026, FI2022-027) were considered jointly by the Fountain Inn Planning Commission, as the annexation cannot occur without rezoning each of the four parcels to a Planned Development ("The Grove") and approving the preliminary site plan.

The PD district is established to encourage innovative and creative design of residential AND commercial developments and to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage Developments which provide a full range of residential types to serve the residents of the district. The regulations should provide a mechanism to evaluate each application on its own merit. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

The Planning Commission voted (3-1) in favor of the rezoning and annexation, with conditions.

The applicant Falcon Development is seeking to construct a mixed use, single-family subdivision consisting of 142 units – twenty five detached and over one hundred attached. Two parcels along Milacron Drive would be set aside for commercial uses at this high traffic corner. Townhomes would be placed on either 20' (standard) or 30' wide lots. All roads in the development would be private, with sidewalks required along all road frontages as well as in the interior of the development. A revised site plan reflecting amended sidewalks was a conditional of PC approval.

Impact If Denied:

The three parcels in the City would remain zoned C-2, Commercial. Tax Map # 0562010102801 would remain the county unzoned. Sewer upgrades are currently under construction on SC-418 and future development is likely; Fox Hill Business Park is located just east of the subject parcels.

Impact If Approved:

Over 140 units would be added to a fast-growing portion of the City of Fountain Inn with multiple access points. Commercial remains possible at the high-traffic areas whether zoned C-2 or PD but a mix of housing types would be added in the back portions at a mix of price points and designs. Building permit revenue would be collected but road maintenance would not fall under the Public Works Dept. (private roads) and trash service utilizing Synterra bins.

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 PD, Planned Development 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-2022-027 and is located at Milacron Drive and Greenpond Road containing approximately 14.02 acres, Greenville County Tax Map 0562010102800, 0562010102820, 0562010102815 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 PD, Planned Development 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: _____

ORDINANCE

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF THE PROPERTY DESCRIBED HEREIN TO THE CITY LIMITS OF THE CITY OF FOUNTAIN INN; TO ESTABLISH A ZONING CLASSIFICATION THEREFOR; TO ASSIGN THE ANNEXED PROPERTY TO A COUNCIL WARD; AND VARIOUS MATTERS RELATED THERETO.

WHEREAS, Kay E Moore and Kim E Speer have filed a proper petition with the City of Fountain Inn using the 100 percent petition method concerning those parcels or tracts of land, which property is contiguous to the City limits petitioning for annexation of said property to the City of Fountain Inn under the provisions of S.C. Code Ann. § 5-3-150(3) and described as follows:

ALL those certain pieces, parcels or tracts of land containing 13.58 acres more or less, situate, lying and being on Milacron Drive in the City of Fountain Inn, Greenville County, South Carolina, and described as follows:

SEE SURVEY ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

GREENVILLE COUNTY TMS # 0562010102801

and,

WHEREAS, it appears to the City Council that annexation would be in the best interest of the property owners and the City of Fountain Inn; and

WHEREAS, the notice and public hearing requirements of S.C. Code Section 5-3-150 (1) have been complied with;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina, as follows:

Section 1. **ANNEXATION:** That the property herein described is hereby annexed to and becomes a part of the City of Fountain Inn effective on the date of the passage of this Ordinance.

Section 2. **ZONING CLASSIFICATION:** The property herein described is hereby assigned the zoning classification of PD, Planned Development District.

Section 3. **DISTRICT ASSIGNMENT:** The within described property shall be assigned to City Council Ward 5.

Section 4. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the

NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

Section 5. **AUTHORIZATION.** The Mayor, the City Administrator, and the City Clerk, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to effect the actions authorized by this Ordinance in accordance with the conditions herein set forth.

Section 6. **EFFECTIVE DATE.** 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:

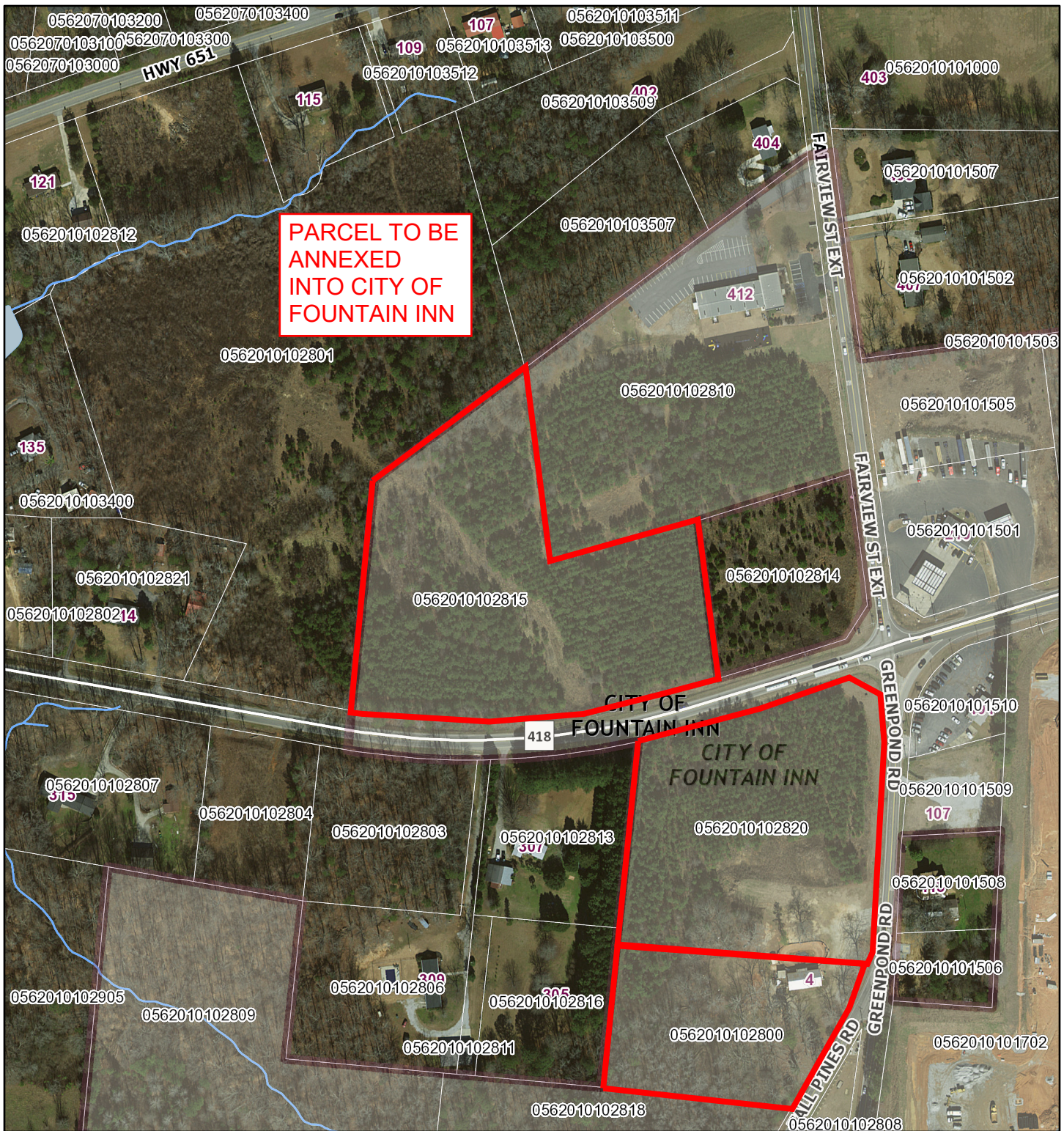
Elizabeth Adams
City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek
City Attorney

FIRST READING:
SECOND READING:

Greenville County, SC

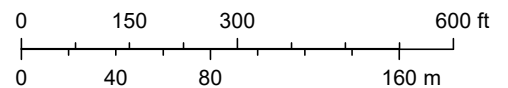


July 18, 2022



**DENOTES PARCELS ALREADY
IN CITY AND TO BE DEVELOPED**

1:3,200



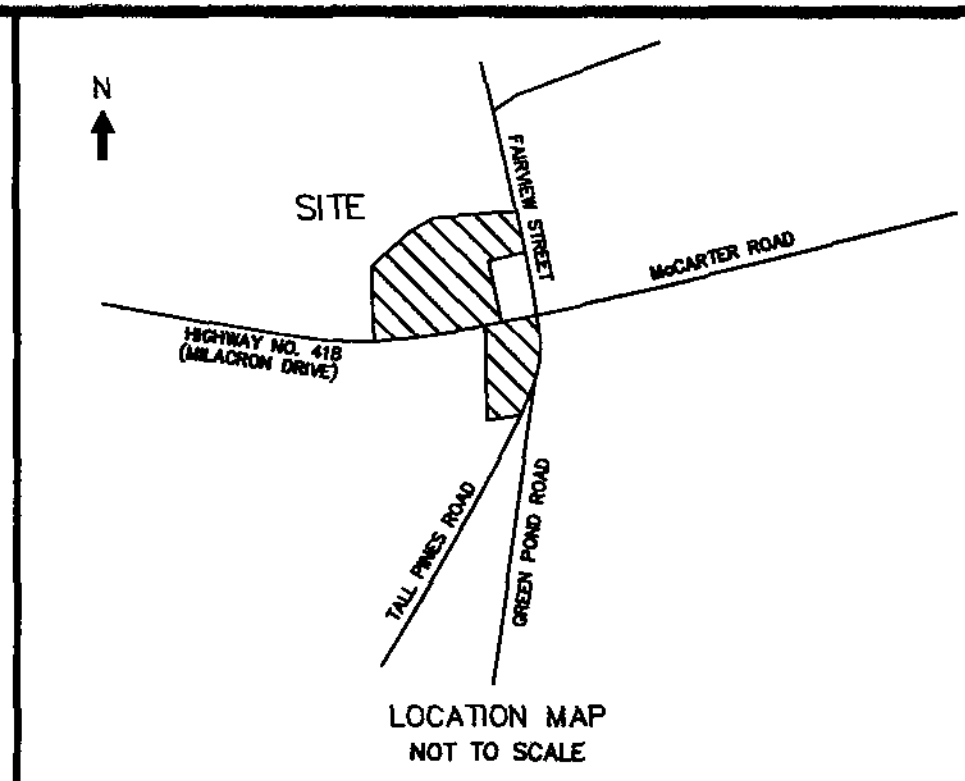
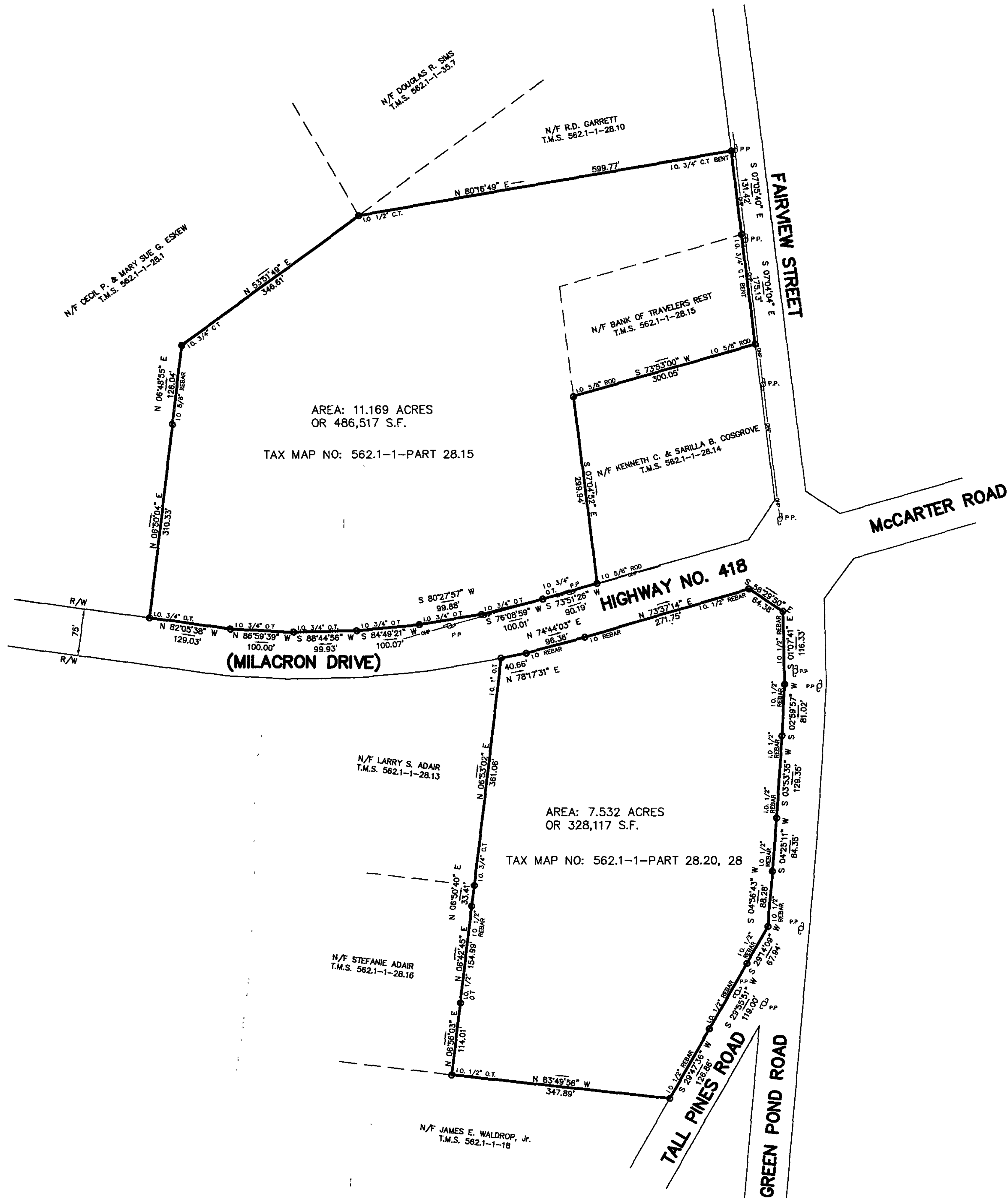
Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville, South Carolina 29601, Greenville County, South Carolina GIS Division

TMS #0562010102801



July 22, 2022

Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville, South Carolina 29601, Greenville County, South Carolina GIS Division



CAUTION

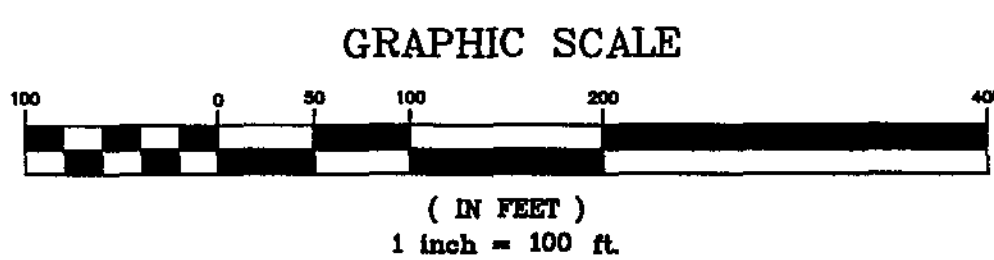
PALMETTO UTILITY LOCATION SERVICE

3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

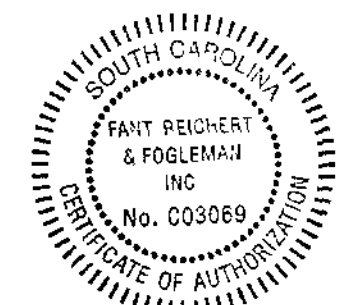
LEGEND	
BC	BOTTOM OF CURB
TC	TOP OF CURB
TW	TOP OF WALL
EW	EDGE OF WALL
P&T	POWER & TELEPHONE
W.V.	WATER VALVE
W.M.	WATER METER
M.S.L.	MEAN SEA LEVEL
C.B.	CATCH BASIN
I.E.	INVERT ELEVATION
E/P	EDGE OF PAVEMENT
F.H.	FIRE HYDRANT
S.W.	SIDEWALK
R/W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
I.P.	IRON PIN
I.O.	IRON PIN OLD
I.N.	IRON PIN NEW
S.S.M.H.	SANITARY SEWER MANHOLE
B.M.	BENCHMARK
L.P.	LIGHT POLE
P.P.	POWER POLE
D.I.	DROP INLET
V.C.P.	VITRIFIED CLAY PIPE
R.C.P.	REINFORCED CONCRETE PIPE
C&G	CURB & GUTTER
T.F.	TRANSFORMER
UT	UNDERGROUND TELEPHONE LINE
OWP	OVERHEAD POWERLINE
UE	UNDERGROUND ELECTRICAL LINE



"I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN."

THIS PLAT IS NOT A SUBDIVISION
AS DEFINED BY THE GREENVILLE
COUNTY LAND DEVELOPMENT REGULATIONS

4/12/06 *Ramona E. West*
DATE AUTHORIZED REPRESENTATIVE OF
GREENVILLE COUNTY PLANNING COMMISSION



FRF FANT REICHERT & FOGLEMAN, INC. ENGINEERING & SURVEYING 725 LOWMEDES HILL ROAD GREENVILLE, SC 29607 PH: (864) 271-8633	Y&Y DEVELOPMENT	
	HIGHWAY NO. 418 (MILACRON DRIVE) TALL PINES ROAD, GREEN POND ROAD FAIRVIEW STREET GREENVILLE COUNTY, S.C.	SCALE: 1" = 100' DATE: 12-20-05 PT. FILE: 05215 DWG. NO: B-1397

APPROVED BY: WILLIAM B. FANT S.C. REG. NO. 6286
William B. Fant

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

IN THE MATTER OF: CECIL PELHAM ESKEW

IN THE PROBATE COURT

DEED OF DISTRIBUTION

CASE NUMBER: 06-ES-23-1978

WHEREAS, the decedent died on 11/15/06, and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Greenville County, South Carolina in File #06-ES-23-1978, and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name KIM E. SPEER (an undivided one-half (1/2) interest) and
KAY E. MOORE (an undivided one-half (1/2) interest)

Address 2028 Haven Court

Boiling Springs, SC 29316



2008037125

Book: DE 2321

DEED/DIST

5 PGS

Page: 223-227

April 21, 2008 01:27:47 PM

Rec. \$11.00

Cnty Tax: \$0.00

State Tax: \$0.00

FILED IN GREENVILLE COUNTY, SC

the following described property:

All that certain piece, parcel or tract of land, with improvements thereon, lying being situated in Fairview Township, County of Greenville, State of South Carolina, and being more fully described in accordance with plat made by T. H. Walker, Jr. RLS, dated March 8, 1976, to-wit:

BEGINNING at an iron pin in the southern side of road formerly known as SC Highway 418, joint corner with property of Cecil P. Eskew, and running thence along side road N. 73-47 E. 234.8 feet to a point; thence S. 15-39 E. 284.09 feet to a point in the center of creek; thence along the center of creek, S. 78-55 W. 120.38 feet to a point; thence S. 68-35 W. 113.29 feet to an iron pin; thence along the Cecil P. Eskew property line, N. 16-04 W. 285 feet, being the point of beginning.

THIS being the same property as conveyed to Cecil P. Eskew and Mary Sue Eskew by deed dated February 12, 1979, recorded in RMC Office for Greenville County in Deed Book 1096 at Page 837

AND

ALL that piece, parcel or lot of land, lying being and situate in the County of Greenville, State of South Carolina, being shown and designated as 4.59 acres, on a plat entitled property of Ben W. Garrett, prepared by T. H. Walker, Jr., RLS, dated July 19, 1974, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the edge of Road S-23-651, said point lying approximately 1,319 feet, more or less, West of Highway 418 and running along the joint property line of G. Sidney Garrett and Ben W. Garrett, S. 16-04 E. 913.7 feet to an iron pin; thence S. 55-12 W. 44.4 feet along the joint property line of C. P. Eskew; thence continuing along the joint property line of C. P. Eskew N. 84-01 W. 197.2 feet to an iron pin; thence along the joint property line of Emma W. Garrett N. 16-04 W. 846.3 feet to an iron pin in the edge of State Road S-23-651, thence continuing along the edge of said Road N. 72-12 E. 225 feet to the point of beginning.

THIS being the same property as conveyed to Cecil P. Eskew and Decedent by deed dated May 30, 1975, recorded in RMC Office for Greenville County in Deed Book 1019 at Page 569.

AND

ALL that certain piece, parcel or tract of land containing 4.3 acres as shown on a plat of property of Cecil P. Eskew and Mary Sue G. Eskew, prepared by T. H. Walker, RLS on March 9, 1989, which plat is recorded in the RMC Office for Greenville County in Plat Book 16-W at Page 89. Reference is hereby made to said plat for the metes and bounds of the said property

THIS being the same property as conveyed to Cecil P. Eskew and Mary Sue Eskew by deed dated March 10, 1989, recorded in RMC Office for Greenville County in Deed Book 1357 at Page 84.

AND

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 1.53 acres, more or less, shown on plat for Cecil P. Eskew and Mary Sue Eskew, dated April 22, 1988, prepared by John Woods, RLS, recorded in RMC Office for Greenville County in Plat Book 15-P at Page 44; reference is hereby craved to said plat for a more detailed metes and bounds description thereof

THIS being the same property as conveyed as to Cecil P. Eskew and Mary Sue Eskew by deed dated May 6, 1988, recorded in RMC Office for Greenville County in Deed Book 1325 at Page 487.

AND

ALL the certain piece, parcel or lot of land situate, lying and being near the Town of Fountain Inn, Greenville County, South Carolina, containing 1.707 acres as shown on a Plat of property prepared for Cecil P. Eskew and Mary Sue G. Eskew by T. H. Walker, Jr., RLS, dated May 5, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-P at Page 61; reference being made to said plat for a detailed metes and bounds description.

THIS being the same property as conveyed to Cecil P. Eskew and Mary Sue Eskew by deed dated May 15, 1984, recorded in RMC Office for Greenville County in Deed Book 1212 at Page 717

AND

ALL that certain, piece, parcel or lot of land with the improvements thereon lying, and being situate in Fairview Township, County of Greenville, State of South Carolina, and containing 0.287 acres according to a plat made by T. H. Walker, Jr., RLS dated July 20, 1974 and to be recorded in the RMC Office for Greenville County and being more fully described in accordance with said Plat, to-wit:

BEGINNING at an iron pin at the North and East corner of property owned by Carroll and Virginia Ann Goodwin and running thence S. 84-01 E. 136.75 feet to a stake at the southern boundary of property owned by Emma W. Garrett and running thence N. 84-01 W. 163.4 feet to an old iron pin at the southeastern corner of property owned by Carroll & Virginia Goodwin and running thence N. 1-09 E. 83.45 feet to an iron pin and the point of beginning.

THIS being the same property as conveyed to Cecil P. Eskew and Mary Sue Eskew by deed dated June 29, 1975, recorded in RMC Office for Greenville County in Deed Book 1020 at Page 598.

AND

ALL that piece, parcel or tract of land lying, being and situate in the County and State aforesaid, Fairview Township, near the Town of Fountain Inn on the Northern side of State Highway No. 418, containing 1.87 acres, more or less, according to a survey and Plat entitled "Property of John B. Armstrong" made by C. O. Riddle, Surveyor, December 23, 1968, recorded in the RMC Office for Greenville County in Plat Book ZZZ at Page 135, and having according to said Plat the following courses and distances, to-wit.

BEGINNING at iron pin on the Northern side of said State Highway No. 418, joint front corner with other lands of the said Cecil P. Eskew and running thence with the joint line of the Eskew land, N. 29-02 E. 230.5 feet to an iron pin, back corner of the said Eskew land and joint corner with lands of T. P. McDowell running thence with the joint line of the said T. P. McDowell N. 53-52 E. 300 feet to an iron pin, joint corner with other lands of J. B. Armstrong on line of land of the said T. P. McDowell; thence with the joint line of other land of J. B. Armstrong S. 6-49 W. 436.4 feet to an iron pin in the northern edge of said State Highway No. 418, joint front corner with other land of J. B. Armstrong; thence with the Northern edge of the said Highway No. 418, N. 79-48 W. 307.4 feet to the point of beginning, and bounded by said State Highway No. 418, land of the said Cecil P. Eskew land of T. Peden McDowell and other lands of the J. B. Armstrong.

THIS being the same property as conveyed to Cecil P. Eskew and Mary Sue Eskew by deed dated January 9, 1969, recorded in RMC Office for Greenville County in Deed Book 860 at Page 248.

AND

ALL that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Fairview Township, containing 1.31 acres, more or less, according to a plat and survey made by Lewis C. Godsey, Surveyor, in November 1960, entitled, "Property of Ben Garrett near Fountain Inn, SC" and having the following metes and bounds, according to said Plat, to-wit.

BEGINNING at an iron pin in the northern edge of the right of way of New State Highway No. 418, joint corner with other lands of John B. Armstrong, and running with the edge of said Highway Right of Way N. 79-35 W. 250.6 feet to an iron pin, joint front corner with lot being conveyed to James Carroll Goodwin and Virginia Ann G. Goodwin; thence with the joint line of the Goodwin lot N. 0-30 W. 183.6 feet to an iron pin, back joint corner with the Goodwin lot on line of land of Ben Garrett, thence S. 85-40 E. 360.3 feet to an iron pin, corner with land of T. P. McDowell on line of land of John B. Armstrong, thence with the joint line of land of John B. Armstrong S. 29-00 W. 230.8 feet to an iron pin, being the point of beginning and bounded by other lands John B. Armstrong, New State Highway No. 418, lot of Goodwin and lands of Ben Garrett.

THIS being the same property as conveyed to Cecil P. Eskew and Mary Sue Eskew by deed dated December 14, 1960, recorded in RMC Office for Greenville County in Deed Book 665 at Page 62.

AND

ALL that certain strip of land shown on a plat of Property of Cecil P. and Mary Sue G. Eskew, prepared by T. H. Walker, RLS, on March 9, 1989, which plat is recorded in the RMC Office for Greenville County in Plat Book 16-W at Page 89, in accordance with said plat, the property is described as follows:

BEGINNING at an iron pin on the southern side of Road S-23-651 and running thence S. 15-39 E. 218.14 feet to a point, thence turning and running S. 69-02 W. 20.09 feet to a point, thence turning and running N. 15-39 W. 220.0 feet to an iron pin on the southern side of the aforementioned road; thence along the edge of said road N. 74-21 E. 20.0 feet to the point of beginning.

THIS being the same property as conveyed to Cecil P. Eskew and Mary Sue Eskew by deed dated March 10, 1989, recorded in RMC Office for Greenville County in Deed Book 1357 at Page 85.

AND

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, containing 3.40 acres, more or less, located on Jenkins Bridge Road, and shown on a survey for Emma W. Garrett, Estate, dated February 9, 1996, prepared by T. H. Walker, Jr., PLS, and recorded in Plat Book 34-E at Page 31; reference is hereby made to said recorded Plat for the exact metes and bounds description thereof.

THIS being the same property as conveyed to Mary Sue Eskew by Deed of Distribution from the estate of Emma Lee Garrett, Greenville County Probate Court File No , 96ES2300221, dated November 6, 1996, recorded in RMC Office for Greenville County in Deed Book 1657 at Page 65.

All of the foregoing parcels were also conveyed to Cecil P. Eskew by Deed of Distribution from the Estate of Mary Sue Eskew recorded January 10, 2005 in Deed Book 2125 at page 1106 and re-recorded September 22, 2005 in Deed Book 2166 at page 1731, Register of Deeds for Greenville County, South Carolina.

LESS AND EXCEPT, HOWEVER, all that certain piece, parcel or lot of land, with all improvements thereon, lying, situate and being in Greenville County, South Carolina, on the north side of Milacron Drive (Hwy. 418), and being shown and designated as a lot containing 2.016 acres, more or less, on a plat of survey prepared for Cecil P. Eskew by John E. Woods, R.L.S dated January 25, 2008, to be recorded in the Register of Deeds for Greenville County, South Carolina.

Tax Map No. P/O 0562.01-01-028.01

TOGETHER with all and singular the Rights Members Hereditaments and Appurtenances to the said Premises/Property belonging or in anywise incident or appertaining

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said KIM E. SPEER AND KAY E. MOORE their heirs and assigns forever.

IN WITNESS WHERE OF the undersigned as Personal Representative of the estate of the decedent has executed this Deed, on this 16 day of April, 2008.

SIGNED, SEALED AND DELIVERED

Estate of CECIL PELHAM ESKEW

IN THE PRESENCE OF

by Signature. [Signature]

Witness:

[Signature]

Witness:

[Signature]

STATE OF SOUTH CAROLINA

) PROBATE

COUNTY OF SPARTANBURG

PERSONALLY appeared before me the above-named witness and made oath that he/she saw the within named Personal Representative(s) sign, seal, and as their act and deed, deliver the within written Deed, and that he/she with the other above-named witness witnessed the execution thereof

SWORN to before me this 16th day of

April, 2008

Witness Signature

[Signature]

[Signature]

Notary Public for South Carolina

My Commission Expires 3-6-2016

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
2008037125 Book: DE 2321 Page: 223-227
April 21, 2008 01:27:47 PM

[Signature]

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM FOUNTAIN INN PLANNING & ZONING STAFF
October 3, 2022**

DOCKET NUMBER: FI-2022-026 (annexation & rezone to PD, Planned Development)
FI 2022-027 (rezone three parcels to PD, Planned Development)

APPLICANT: Ridgewater Engineering & Surveying
OWNER: Y&Y Development, Joseph M Younts, etal

PROPERTY LOCATION: SC-418, 4 Tall Pines Road

TAX MAP (rezoning): 0562010102800, 0562010102820, 0562010102815
TAX Map (annexation): 0562010102801

ANNEX ACREAGE: ~13.582 ac
TOTAL ACREAGE: 28.94 ac

EXISTING ZONING: C-2, Commercial District
REQUESTED ZONING: PD, Planned Development

Existing Land Use: vacant

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

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

ANALYSIS:

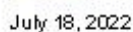
The subject property is located at the intersection of SC-418 (Milacron Drive) and Greenpond Road at the western edge of City limits. Fountain Inn RC Complex is addressed as 4 Tall Pines Road. There are two requests but procedurally both would need to be approved in order to establish a PD, Planned Development on the site. Parcels are currently zoned C-2 or unzoned.

Commercial Area “A” (2.07 ac) and Commercial Area “B” (0.88 ac) would remain as commercial uses but the majority of the site, including all of TM# 0562010102801, would be used for single-family attached units. Townhomes were previously permitted in Commercial zoning but now require a Special Exception (and likely variances for building setbacks)

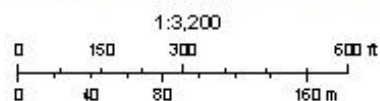
The two commercial outparcels align with the 2017 Master Plan, but townhomes do not match the Low-Medium Density designation for the subject properties and annexation. If the applicant is amenable, the PD should be modified to ‘*better encourage innovative and creative design*’.

STAFF RECOMMENDATION: Table (portions do not align with Future Land Use Map)

Greenville County, SC



DENOTES PARCELS ALREADY
IN CITY AND TO BE DEVELOPED



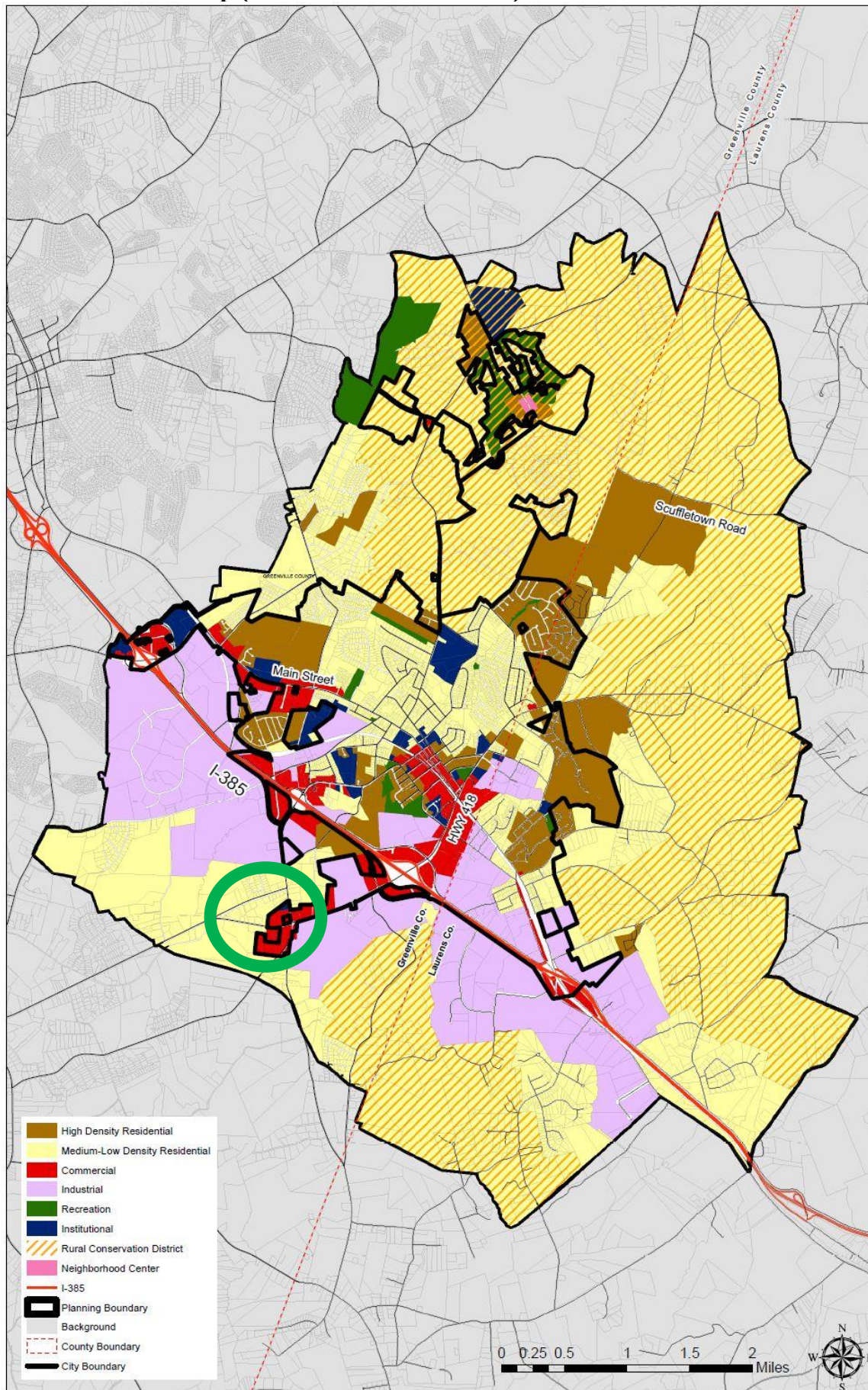
Greenville County GE Division, Greenville, South Carolina, Greenville
County GIS Division, Greenville, South Carolina 29601, Greenville County
South Carolina GIS Division

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 the jurisdiction, and are

Zoning Map (source: Greenville County GIS):



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



Site Photos:



Zoning District:

5:9.1.1. *PD Intent.* The PD district is established to encourage innovative and creative design of residential and/or commercial developments and to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage Developments which provide a full range of residential types to serve the residents of the district.

The regulations should provide a mechanism to evaluate each application on its own merit. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations. It should also be emphasized that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications as set forth in this Ordinance.

Land Use:

Medium-Low Density Residential Definition: Medium-Low Density Residential is shown as any single-family residentially zoned district that is 3.6 units per acre or less in density. Land used primarily as agriculture is largely associated with a residence and is represented as part of this category.

STATEMENT OF INTENT

for

The Grove (PD Development)

for

APPLICANT

Falcon Real Estate Lending, LLC
7 Hindman Dr.
Greenville, SC 29609
Phillip Day
864.907.6509
phillip@falconsouthcarolina.com

Engineer/Surveyor

Ridgewater Engineering & Surveying, LLC
PO Box 806
Anderson, SC 29622
J. Wesley White, PE
864.226.0980
wesley@ridgewatereng.com

10/31/2022

I. PROPERTY DESCRIPTION

The Highway 418 Mixed Use (project) consists of properties located along at the intersection of Highway 418 and Greenpond Rd. The project area is ±28.94-acres and is made up by four (4) parcels as follows:

1. TMS #0562010102801 – 14.67-acres and currently unzoned in Greenville County
2. TMS #0562010102815 – 6.49-acres and currently zoned C-2 in City of Fountain Inn
3. TMS #0562010102820 – 5.18-acres and currently zoned C-2 in City of Fountain Inn
4. TMS #0562010102800 – 2.60-acres and currently zoned C-2 in City of Fountain Inn

Water will be provided by Greenville Water and sewer by the City of Fountain Inn.

II. DEVELOPMENT OVERVIEW

The project development plan is to annex parcel 1 above and rezone all four parcels to utilize the Planned Development (PD) zoning classification. The development will consist of 5 new access points with three onto Highway 418 and one each onto Highway 651 and Greenpond Rd. The roads within the community will all be private roads that are constructed to City standards. The private roads serving this development will have rolled curb and gutter. Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be disturbed and undisturbed open space, walking trails, mail centers, wetlands/waters of the state, amenity areas, and other community gathering areas.

III. PROPERTY OWNERS ASSOCIATION

All amenity/common-open space/landscape/bufferyard areas will be owned and maintained by a newly formed Property Owners Association (POA). All roads are to be turned over to the POA for maintenance and care. The POA will also be responsible for maintenance of entrance monuments, landscaping, & site lighting. All stormwater management areas designed and constructed for the project will be designated/included within common areas and the necessary landscaping/screening will be maintained by the POA. Covenants and Restrictions for the project and governing the POA will be drafted and recorded at the Greenville County Register of Deeds Office along with final plat approvals.

IV. AMENITIES, LANDSCAPING, BUFFERS

The proposed development includes approximately 9.13-acres of amenity/common-open space/landscape/bufferyard area, including natural buffers along existing wetlands/waters of the state onsite, with maximum efforts to preserve existing vegetation/trees around the perimeter property. A minimum 15' building setback has been established along all property sides. There will be a 35' building setback established along existing roads. The open space may consist of disturbed and non-disturbed areas, passive open space, walking trails, and community gathering areas consisting of fire pits, dog parks, tot lot (playground), book exchanges, gardens, and gazebos.

V. INNOVATIVE DESIGN APPROACH

It is the development's intent to incorporate innovative design approaches throughout and in a variety of ways. These may include but are not limited to the Sutera system for trash pickup, solar powered street lights, independent charging stations, homes prewired for charging stations, community gardens/book exchanges/gathering areas, rainwater recapturing through bio-retention/wet ponds.

VI. DENSITY

The overall project will consist of 142 single-family residential units (mix of attached and detached) and ±4.99-acres of commercial tracts, leaving ±9.13-acres of ammenty/common-open space/landscape/bufferyard areas. The project density will be as follows:

	NORTH SIDE	SOUTH SIDE	
RESIDENTIAL AREA:	±18.24 ACRES	±5.71 ACRES	= 23.95 ACRES
COMMERCIAL AREA:	<u>±2.92 ACRES</u>	<u>±2.07 ACRES</u>	<u>= 4.99 ACRES</u>
TOTAL AREA:	±21.16 ACRES	±7.78 ACRES	= 28.94 ACRES
TOTAL UNITS:	105 TH + 12 LOTS +	25 LOTS	= 142 TOTAL UNITS
RESIDENTIAL DENSITY:			= 5.9 UNITS/ACRE

VII. SCHEDULE

Construction on the project to start upon obtaining all infrastructure permits and project schedule is anticipated as follows:

Residential: Developed out over the next 12 to 36 months.
Commercial: Tract "A" – Developed out over the next 18 to 24 months
Tract "B" – Developed out over the next 6 to 12 months

VIII. PUBLIC UTILITIES

Water and sewer service providers have been contacted regarding the proposed project and preliminary design and service options have been reviewed. The final design and construction will be completed upon approval of rezoning to PD as part of the overall site improvements and will be turned over to the appropriate public utility provider for ownership.

IX. DEVELOPMENT STANDARDS

1. Commercial Area Permitted Uses: All uses in accordance with the current C-2, Commercial Zoning and allowed as such.

2. Lot Sizes and Density of Development: The minimum lot size is 2,000 SF for the single-family attached residential units. The proposed density for the residential areas is approximately 5.9 units per acre. The smaller lot sizes allow for greater open space/common area.

3. Building Setbacks

All the proposed setbacks for this project are as follows:

- 15' minimum perimeter setback along adjacent properties.
- 35' minimum setback along all existing road frontages.
- 20' minimum front yard setback from proposed road right-of-way. (For internal private roads)
- 15' minimum spacing between end units (townhouse units).
- 5' minimum side yard setback (single family detached lots).
- 10' minimum rear yard setback.

4. Proposed minimum 40' right-of-way to be dedicated for all private internal roads.

5. Residential Construction and Maintenance: No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings.

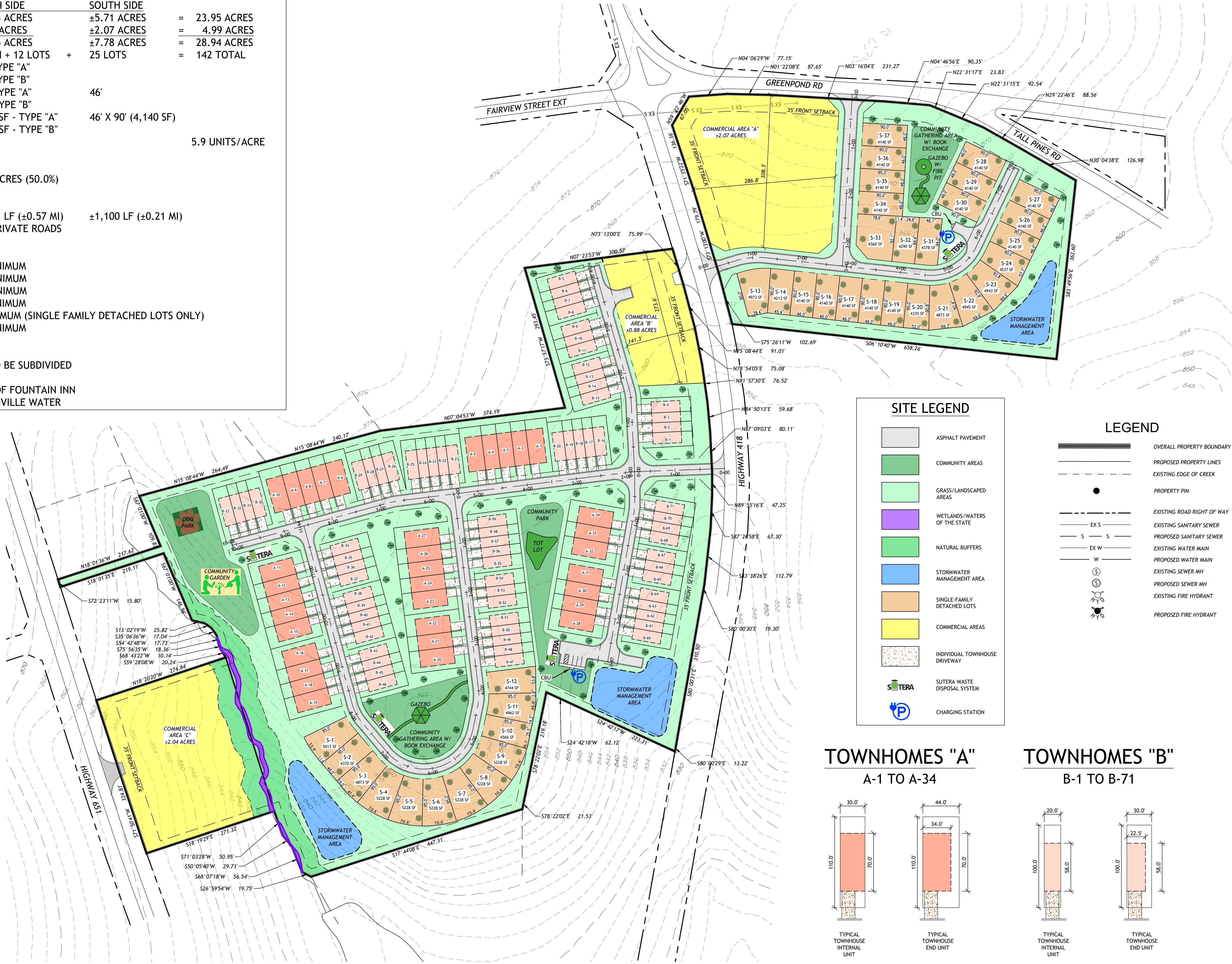
6. Public Improvements: No existing sidewalks are located along either Welpine Rd., a state-maintained road. The proposed project should have no impacts to the roads service level.

X. AMENDMENTS

Any changes to the provisions set forth herein must be approved by the City of Fountain Inn's requirements prior to the implementation of such changes.

SITE DATA

TMS #:	0562010102815, 0562010102820 0562010102800, 0562010102801		
TOTAL AREA:	±28.94 ACRES		
EXISTING ZONING:	C-2, COMMERCIAL		
PROPOSED ZONING:	PD, PLANNED DEVELOPMENT		
RESIDENTIAL AREA:	NORTH SIDE	SOUTH SIDE	
COMMERCIAL AREA:	±18.24 ACRES	±5.71 ACRES	= 23.95 ACRES
TOTAL AREA:	±2.92 ACRES	±2.07 ACRES	= 4.99 ACRES
TOTAL UNITS:	±21.16 ACRES	±7.78 ACRES	= 28.94 ACRES
	105 TH + 12 LOTS	25 LOTS	= 142 TOTAL
	34 - TYPE "A"		
	71 - TYPE "B"		
MINIMUM WIDTH:	30' - TYPE "A"	46'	
MINIMUM LOT SIZE:	3,300 SF - TYPE "A"	46' X 90' (4,140 SF)	
RESIDENTIAL DENSITY:	2,000 SF - TYPE "B"		5.9 UNITS/ACRE
AMENITY/COMMON-OPEN SPACE/LANDSCAPE/: BUFFERYARD AREA	9.13 ACRES (50.0%)		
PROPOSED ROADS:	±3,013 LF (±0.57 MI) ALL PRIVATE ROADS	±1,100 LF (±0.21 MI)	
SETBACKS/BUFFERYARD PERIMETER PROPERTY:	15' MINIMUM		
EXISTING ROAD FRONTAGE:	35' MINIMUM		
INTERNAL FRONT YARD:	20' MINIMUM		
BETWEEN END UNITS:	15' MINIMUM		
SIDE YARD:	5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)		
REAR YARD:	10' MINIMUM		
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED		
SEWER PROVIDER:	CITY OF FOUNTAIN INN		
WATER PROVIDER:	GREENVILLE WATER		



SITE LEGEND

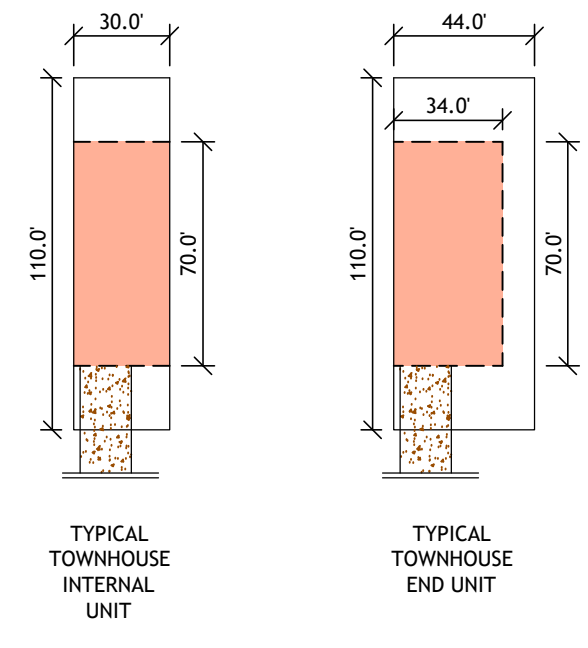
- ASPHALT PAVEMENT
- COMMUNITY AREAS
- GRASS/LANDSCAPED AREAS
- WETLANDS/WATERS OF THE STATE
- NATURAL BUFFERS
- STORMWATER MANAGEMENT AREA
- SINGLE-FAMILY DETACHED LOTS
- COMMERCIAL AREAS
- INDIVIDUAL TOWNHOUSE DRIVEWAY
- SUTERA WASTE DISPOSAL SYSTEM
- CHARGING STATION

LEGEND

- OVERALL PROPERTY BOUNDARY
- PROPOSED PROPERTY LINES
- EXISTING EDGE OF CREEK
- PROPERTY PIN
- EXISTING ROAD RIGHT OF WAY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING SEWER MH
- PROPOSED SEWER MH
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

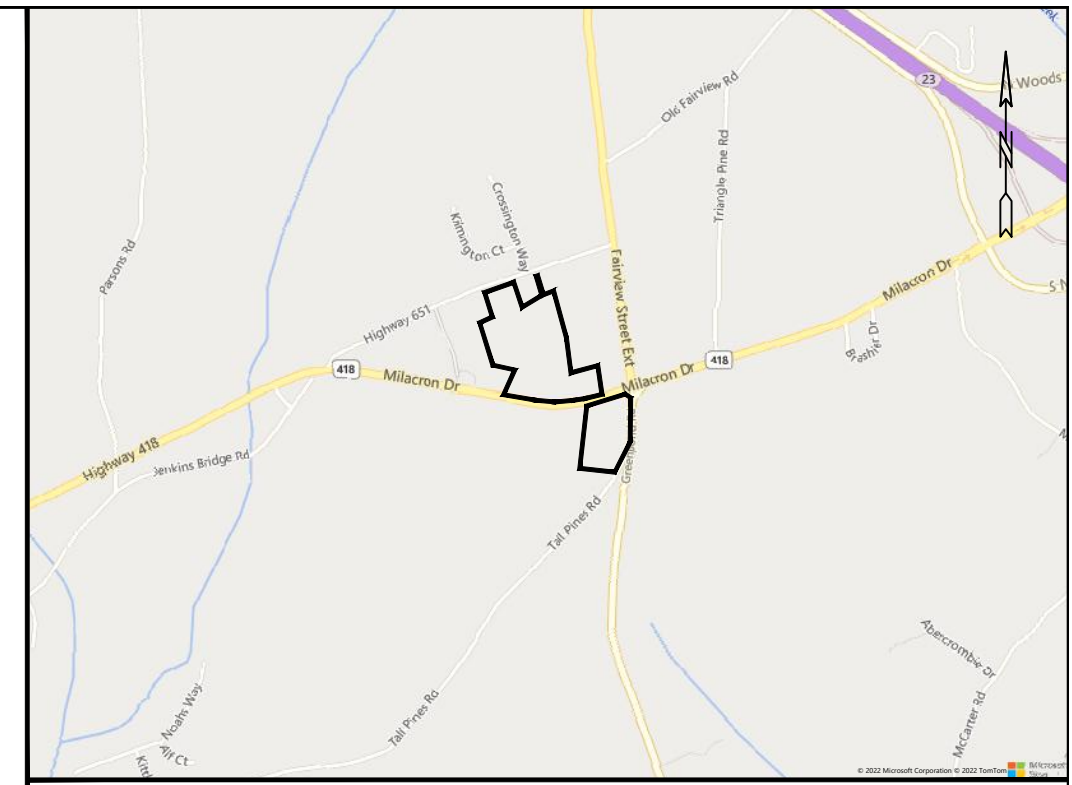
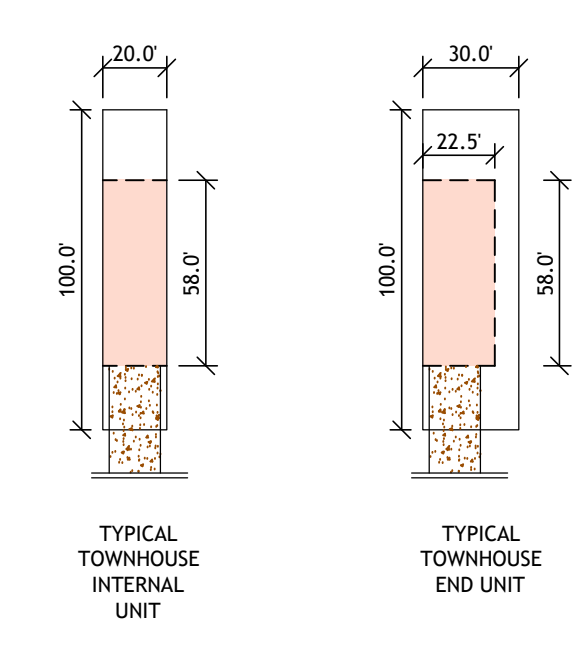
TOWNHOMES "A"

A-1 TO A-34



TOWNHOMES "B"

B-1 TO B-71



LOCATION MAP 1" = 2,000'

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 10-31-22

[Owner] [Agent] [Name]: Phillip Day, Member

Signed: *[Signature]*

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property plats/deeds of records; And further that the proposed subdivision meets all requirements of the City of Fountain Inn Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: *[Signature]*

Registered Professional No. 23827

Address: PO Box 806, Anderson, SC 29622

Telephone No. 864-226-0980

Date: 10-31-22

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the City of Fountain Inn Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

THE GROVE

(PD DEVELOPMENT)

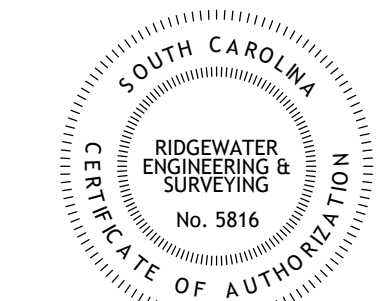
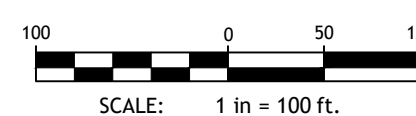
TMS #0562010102815, 0562010102820, 0562010102800, 0562010102801

Falcon Real Estate Lending, LLC 7 Hindman Dr. Greenville, SC 29609	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622
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OWNER

ENGINEER OR SURVEYOR

Date:	10-31-22
Drawn By:	JWW
Checked:	JWW
Job Number:	PP
Revisions:	5



RIDGEWATER
ENGINEERING & SURVEYING

Po Box 806, Anderson, SC 29622
(864) 226-0980 ridgewatereng.com

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