

FOUNTAIN INN
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MINUTES
FOUNTAIN INN PLANNING COMMISSION

Monday, November 7, 2022
Judicial Building Council Chambers
6:00PM- 300 Wall Street

Call to Order- Chairman, Erik Stoddard

Chairman, Erik Stoddard called the meeting to order.

Commission members present: Erik Stoddard, Matt Waschkowski, Bobby McKelvey, Jr., Chris Ellisor
Commission members not present: Walt Tanner and Nelson Deever
Staff present: City Planner/Zoning Administrator, Greg Gordos

Approval of minutes

Chairman, Erik Stoddard called for a motion to approve the minutes.
Motion by Matt Waschkowski, second by Chris Ellisor to approve minutes. The motion carried unanimously 4-0.

Introduction of docket items FI-2022-026 Annex and Rezone to PD, Planned Development Tax Map: 0562010102801; 13.58 ac Milacron Drive and FI-2022-027 Rezone to PD, Planned Development Tax Map: 0562010102815, 0562010102820, 0562010102800 Milacron Drive

Planning Commission heard requests by Applicant, Wesley White, with Ridgewater Engineering to discuss both docket items as one topic as they are related to the same building project. At previous Planning Commission meeting this topic was tabled as stated by Mr. White due to Commission members needing more details concerning the site plan and building project. Mr. White provided updated photos with a new site plan and states that the Developer, Phillip Day, with Falcon Development Group is present as well to answer questions. No questions were asked by the Commission members.

City Staff Report presented by City Planner/Zoning Administrator, Greg Gordos

Mr. Gordos states that both docket items are considered as one as they are related to the same building project. The four tracks located off Hwy 418 on Milacron Drive in the southwest corner of the city next to Fox Hill Industrial Park, totals 28.9 acres and would be considered a true Planned Development under state law in that there are commercial elements as well as a mix of housing types.

Highlights of previous site plans showed a high density of townhomes while the new site plan reflects a greater mixture of housing types including single family detached lots that no longer connects to the other side of the road as they are on Hwy 651 now which is an improvement. Key highlight is the zoning map shows that the one track on Hwy 418 is currently not zoned while the rest are zoned commercial. The future land use map designates it as medium to low density for residential use. The new site plan shows townhomes primarily on track B and single-family homes on track A. Roads are all private with 40 feet right of way and 20-22 feet of asphalt with intersections through a T turn around. The Fire Chief and Public Works Director viewed the intersections and turn arounds on this day. The PW Director stated that he would like to see a better connection to Fairview Street Extension and the Fire Chief would like to see a 2nd entrance of some kind on track B. New site plan shows 5.9 units per acre. Our multi family zoning allows for 14.5 units per acre and the single family (R 7.5) allows for 5.8 units per acre. Mr. Gordos states substantial improvements in the new site plan with the mixture of housing types however, there are concerns with road orientation and the absence of sidewalks which are required and will not be waived by the Board.

Chairman, Erik Stoddard opens for public comment

No public comments.

Chairman, Erik Stoddard opens for Board Discussion

Chris Ellisor states necessity of emergency access.

Bobby McKelvey stated concerns of no sidewalks and meeting the density.

Matt Waschkowski finds design agreeable but has concerns of how close the mailbox and electric car parking/charging station are located to each other on Greenpond Road parcel. Clear access to turn Fire and Public Works vehicles around doesn't fit and is not functional. Doesn't like the turn arounds and prefers an official second entrance as opposed to a Fire Department access. States concerns of no sidewalks and suggests tabling this docket because of these issues.

Erik Stoddard states that when the Commission votes it will apply to both FI-2022-026 and FI-2022-027.

Matt Waschkowski acknowledges that Ridgewater is raising their hands and suggests allowing them to make comments before making the motion.

Mr. White, with Ridgewater Engineering, did not realize that sidewalks were mandatory and that they will be an easy addition to the plan. He states that all accesses at the dead ends meet Fire Department turn around requirements and codes. The access on Fairview Street Extension can be added and thought has been put into these factors. Mr. White states concern with the second access on Hwy 418 which is a SC DOT controlled road. Having the second access will be difficult with SCDOT.

Phillip Day with Falcon Development states that they have no issue with adding the sidewalks or entrance through the commercial site being designated for residential access use. The development will have wet ponds instead of dry ponds. Dan Ryan has committed to this development. Appreciates the consideration of the Planning Commission. Chairman, Erik Stoddard thanks them for their additional comments and addresses the board. Matt Waschkowski seeks guidance from Greg Gordos on how to proceed. Greg Gordos states that this will come back to the Commission in two forms. Procedural via the Subdivision Advisory Committee report and a final development plan. Both Planning Commission and City Council have some directive over design features. Chris Ellisor states that it is either tabled or

add conditions. Erik Stoddard doesn't have issues with adding conditions and the requirements can be satisfied.

Matt Waschkowski made a motion to approve an annexation with an official second entrance track B, sidewalks, larger parking area for charging area on track B, better connection to Fairview Street, Fire Chief approval. Erik Stoddard seconded the motion.

Voted in favor of annexing and rezoning to Planned Development for Tax Map: 0562010102801, 0562010102815, 0562010102820, and 0562010102800

Erik Stoddard, Matt Waschkowski and Chris Ellisor

Opposed: Bobby McKelvey, Jr.

The motion carried 3/1.

Introduction of docket item FI-2022-037 for sidewalks Tax Map: 9040201002; 8.7 acres

There were no questions by the Commission. Erik Stoddard turned meeting over to Greg Gordos for staff report. Mr. Gordos stated there was no staff report for this item as it was straight forward as shown. Applicant asking for waiver of sidewalk on Nash Street and stated that the Planning Commission has never waived sidewalk requirements and is not requesting a waiver at this time. Suggests hearing from applicant, Joey Beeson.

Applicant, Joey Beeson, requested waiver of sidewalk requirements at proposed subdivision, Aberdeen, on Nash Street. He prefers streetlights that will be more useful for the community. Looking for a compromise as he feels sidewalks will not be used and would save money by using streetlights instead. Chairman, Erik Stoddard opened meeting up for public comment.

Aaron Hood referred to a previous BZA hearing regarding the Aberdeen building project concerning the side setbacks, shorter driveways, and parking. Mr. Hood voiced his opinion on the cost savings for this project and mentioned the 10 year comprehensive plan and how that should be the standard for the city to follow.

Robert Howarth, an agent with the Jeff Richardson Company, is involved in the Aberdeen project and discussed the traffic flow safety issues. Mr. Howarth stated that the sidewalks are not safely being used to cross over and asked the Commission to consider the sidewalk waiver.

Joey Beeson contests the comments made by the Planning Commission in their support of denial.

Matt Waschkowski makes a motion to deny the sidewalk waiver request, Erik Stoddard seconded.

Motion passed unanimously 4/0.

Chairman, Erik Stoddard, made a motion to adjourn. Matt Waschkowski seconded. Motion passed unanimously 4/0. Adjourned.