



Agenda

**Fountain Inn, South Carolina
Regular Planning Commission Meeting
Thursday, June 1, 2023 - 6:00 PM**

**Virtual Online Meeting Via Zoom
Register in advance for this webinar:**

https://us02web.zoom.us/webinar/register/WN_FeZscN2ZQihVZn_82wdLQ

1. Call to Order Chairperson
2. Approval of Minutes
 - a. Minutes from Planning Commission Meeting April 6, 2023
3. Hearing Procedures/Regulations
4. Public Hearing(s)
 - a. **PZ-2023-008**
Request: Rezone from I-1, Industrial District to C-2, Commercial District
Tax Map: 0345001000900; .56 acres
Location: 303 Fairview Street

City Staff Report
Applicant Presentation: Bryan Beal
Public Comment Period
Planning Commission Discussion/Questions

Planning Commission Vote
 - b. **PZ-2023-009**
Request: Rezone from I-1, Industrial District, to R-15, Residential District
Tax Map: 904-04-01-037
Location: 124 The Moonplace Rd

City Staff Report
Applicant Presentation: Deanna Moon Sullivan
Public Comment Period
Planning Commission Discussion/Questions

Planning Commission Vote

c. **PZ-2023-010**

Request: Text amendment to the City of Fountain Inn Zoning Ordinance that will amend *Article 5, District Regulations; Table 7.3 Setback/Height Requirements; Table 7.4 Nonresidential Setback/Height Requirements; and Section 7:16:3 Determining Setback Lines in All Districts*

Tax Map: N/A

Location: Citywide

City Staff Report

Applicant Presentation: Lisa Mann

Public Comment Period

Planning Commission Discussion/Questions

Planning Commission Vote

5. Adjourn



MINUTES
FOUNTAIN INN PLANNING COMMISSION

Thursday, April 6, 2023
Judicial Building Council Chambers
6:00pm- 300 Wall Street

1. Call to Order – Chairman, Erik Stoddard

-Board members present: Erik Stoddard, Matt Waschkowski, Chris Ellisor, Bobby McKelvey, Nelson Deever
-City Staff present: Lisa Mann, Naomi Reed, Shawn Bell, John Gardner

2. Approval of Minutes

-Motion made by Chris Ellisor to approve minutes from March 2, 2023. Seconded by Nelson Deever. Motion carried unanimously 5-0.

3. Public Hearing(s)

a. FI-2023-006

Request: Rezone from PD & R-15 to Flexible Review District

Tax Map: 0354000100300, 0354000100308, & 0354000100309; 28.2 acres

Location: Speedway Drive & Quillen Avenue

-City Staff Report given by John Gardner

Planning Commission Comments/Discussion concerning staff report:

-Matt Waschkowski asked if sidewalks are in the plan for Speedway Drive. John Gardner replied that they are not proposed on Speedway Drive.

Applicant Presentation: Jamie McCutcheon
Brad Skelton

Public Comment period:

-No public comment

Planning Commission Discussion:

-Erik Stoddard asked if the roads for this proposed subdivision will be private or public. Jamie McCutcheon stated that the roads would be public. Erik Stoddard asked how wide the roads are. Mr. McCutcheon stated the roads are twenty-four feet wide with sidewalks on one side. Erik Stoddard asked about the parking for the units at the bottom side of Quillen. Mr.

McCutcheon stated that they were trying to allow for an area for visitors to park, but the final plan will not reflect that parking area.

-Matt Waschkowski asked for an update on the Swamp Rabbit Trail. Brad Skelton stated that the easements are progressing, and they will come through the south side of the school down Quillen Avenue and Speedway Drive allowing the trail to come through the backside of the subdivision property.

-Matt Waschkowski stated that he needed more details and guidelines concerning the FRD landscaping plans, designs, and sidewalks on Speedway Drive for this proposed subdivision.

Planning Commission Vote:

-Motion made by Matt Waschkowski to approve the rezoning request from PD & R-15 to FRD. Erik Stoddard made a request that emergency access be required for approval. Matt Waschkowski agreed, and Erik Stoddard seconded. Motion carried unanimously 5-0.

4. Public Hearing(s)

b. FI-2023-007 (Subdivision)

Request: Subdivision of 6 Flag Pole Lots Tax Map: 0555020101000; 7.4 acres

Location: Hunter Road near Club Drive

-City Staff Report given by John Gardner

Planning Commission Comments/Discussion concerning staff report:

-Erik Stoddard asked if the detention pond required road frontage. John Gardner confirmed, and discussion ensued.

Applicant Presentation: Johnny Tong

-Applicant made presentation explaining his request.

Public Comment period:

-No public comment

Planning Commission Discussion:

-The Commission discussed the need for more than 3 flag lots at this location. Staff confirmed that lots could be approved at the staff level if the applicant built a private drive to the city's standard outlined in the land development regulations.

Planning Commission Vote:

-Matt Waschkowski made a motion to table. Nelson Deever seconded. Motion to table passed unanimously 5-0.

-Bobby McKelvey made a motion to adjourn. Nelson Deever seconded. Motion carried unanimously 5-0.

Adjourned



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

TO: Mayor and City Council
Planning Commission

FROM: Planning and Development Department

RE: PZ-2023-008

APPLICANT: Bryan Beal of B&B Real Estate & Development for 303
Fairview FI LLC

PROPERTY LOCATION: 303 Fairview St

PIN/TMS#(s): 0345001000900

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Office

ACREAGE: 0.56

COUNCIL WARD: 5 – Don

EXISTING LAND USE: Single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2, NC, R-M, R-15	Commercial, Single-Family Residential
East	O-D, C-2	Office, Commercial
South	I-1	Storage
West	R-12	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: City of Fountain Inn

**Fountain Inn Master
Plan CONFORMANCE:**

The subject property is part of the Fountain Inn Master Plan, where it is designated as *Commercial*. **Please refer to the Future Land Use Map at the end of the document. **

ROADS AND TRAFFIC:

Fairview Street is a two-lane State-maintained collector road. The parcels have approximately 93 feet of frontage along Fairview Street. The parcels are approximately 100 feet southwest of the intersection of Fairview Street and Wall Street. There are sidewalks along the property.

Location of Traffic Count	Distance to Site	2017	2019	2021
Fairview Street	3,898' W	4,800	5,400 +12.5%	5,200 -3.7%

**CULTURAL AND
ENVIRONMENTAL:**

No floodplain is present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Fountain Inn Elementary and Fountain Inn High School.

CONCLUSION:

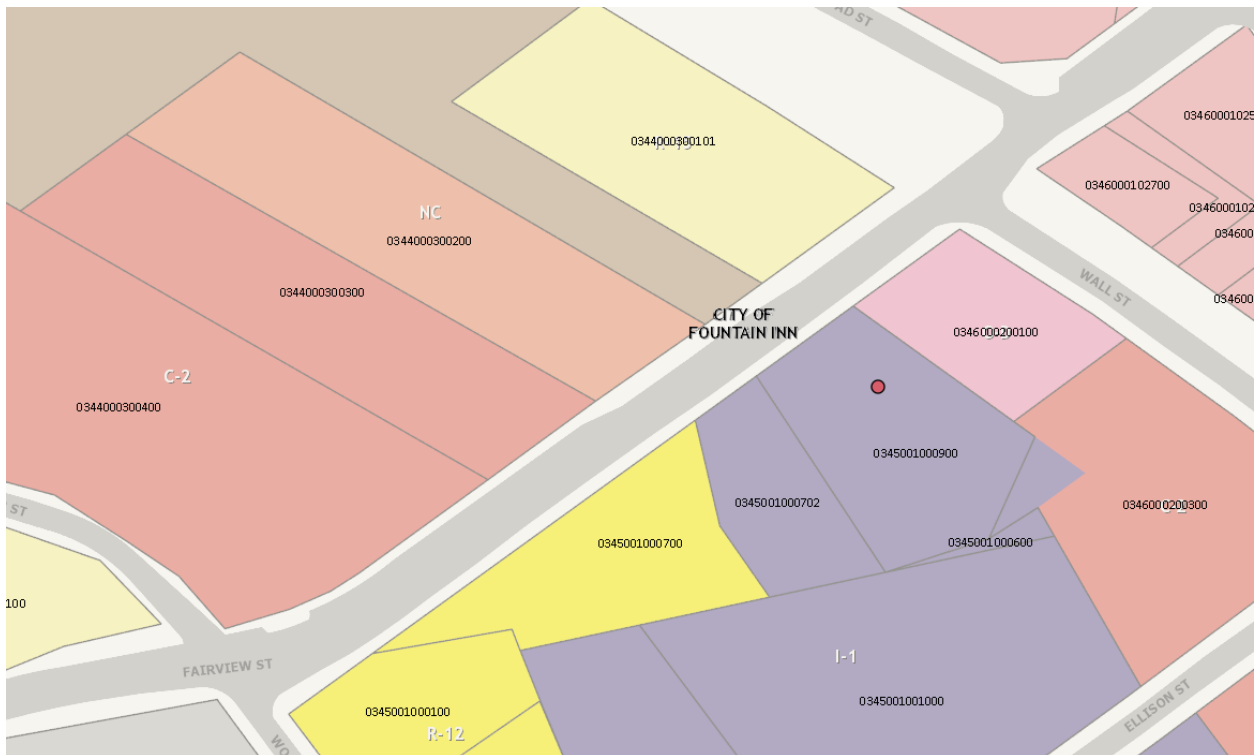
The subject parcel, zoned I-1, Industrial District is located along Fairview Street, a two-lane State-maintained collector road. The Fountain Inn Master Plan designated the parcel as *Commercial*. Additionally, the subject parcel is adjacent to O-D, Office District and C-2, Commercial District zoning. Staff is of the opinion that a successful rezoning to C-2, Commercial District, is consistent with the Future Land Use map and adjacent uses.

**STAFF
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.

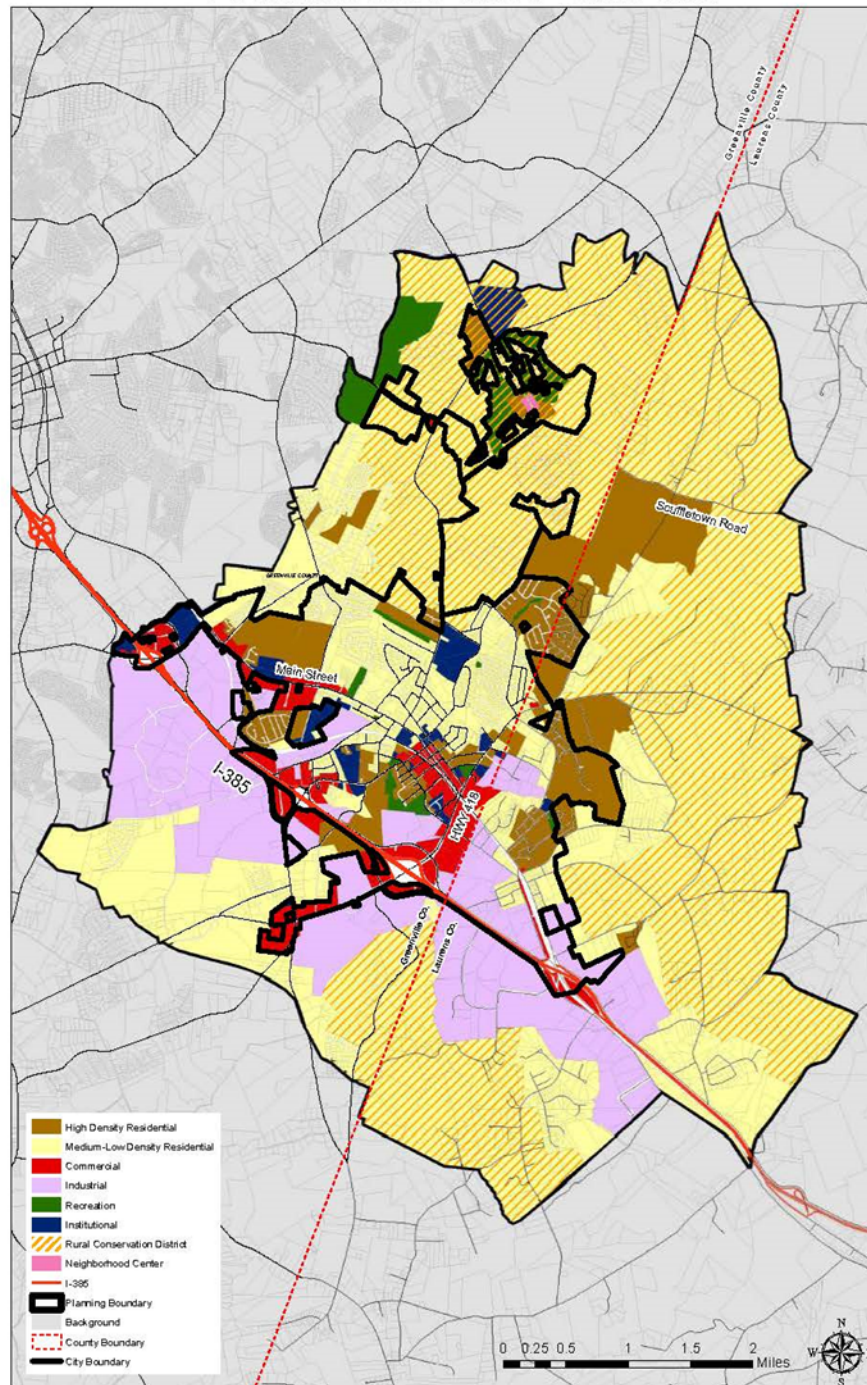


Aerial Photography



Zoning Map

Fountain Inn Future Land Use



Fountain Inn Master Plan, Future Land Use Map



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

TO: Mayor and City Council
Planning Commission

FROM: Planning and Development Department

RE: PZ-2023-009

APPLICANT: Deanna Moon Sullivan

PROPERTY LOCATION: 124 The Moonplace Rd

PIN/TMS#(s): 904-04-01-037

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: R-15, Residential District

PROPOSED LAND USE: Residential

ACREAGE: 1.00

COUNCIL WARD: 3 - Garrett

EXISTING LAND USE: Single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Industrial
East	I-1	Vacant
South	I-1	Residential
West	I-1	Residential

WATER AVAILABILITY: Laurens County Water

SEWER AVAILABILITY: City of Fountain Inn

**Fountain Inn Master
Plan CONFORMANCE:**

The subject property is part of the Fountain Inn Master Plan, where it is designated as *Industrial*. **Please refer to the Future Land Use Map at the end of the document. **

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	I-1	0 units/acre	1.0	0 units
Requested	R-15	2.9 units/acre		2 units

A successful rezoning could allow for 2 additional dwelling units than what is allowed in the current zoning. Manufactured homes are not permitted as dwellings in the R-15, Residential District.

ROADS AND TRAFFIC: The Moonplace Rd is a two-lane private drive. The parcel has approximately 90 feet of frontage along The Moonplace Rd. The parcel is approximately 1,770 feet east of the intersection of Knight St and Industrial Blvd Ext. There are no sidewalks along the property.

There are no traffic counts in the immediate area.

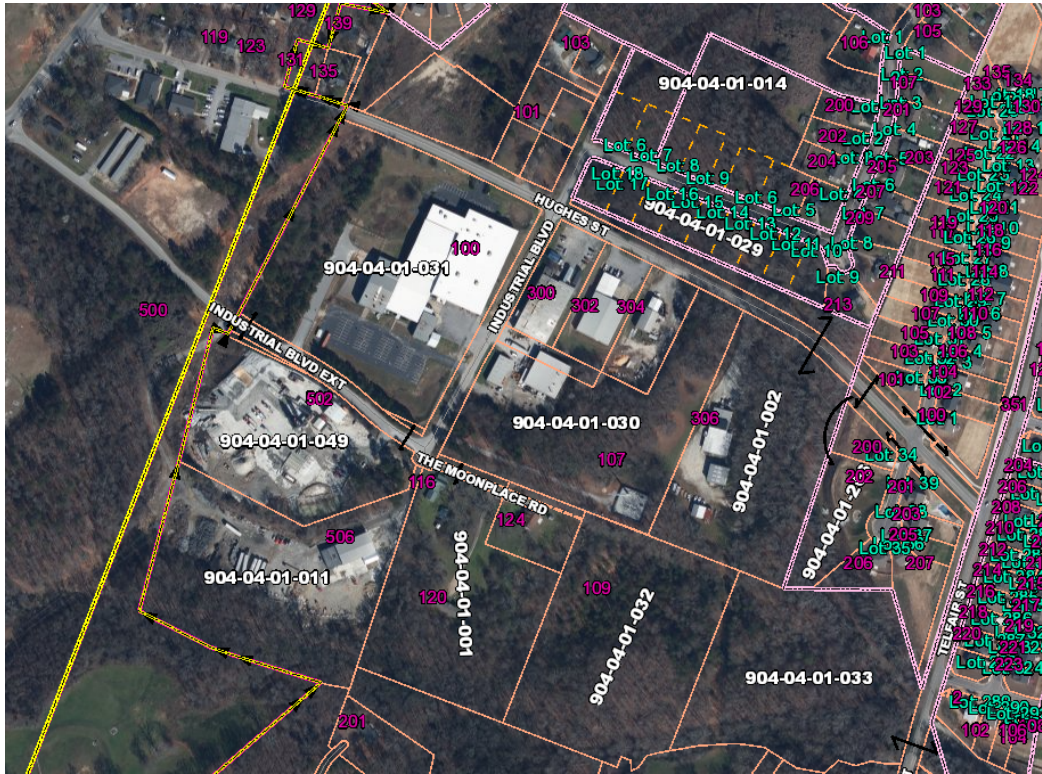
**CULTURAL AND
ENVIRONMENTAL:**

No floodplain is present on the site. There are no schools within a mile of the site.

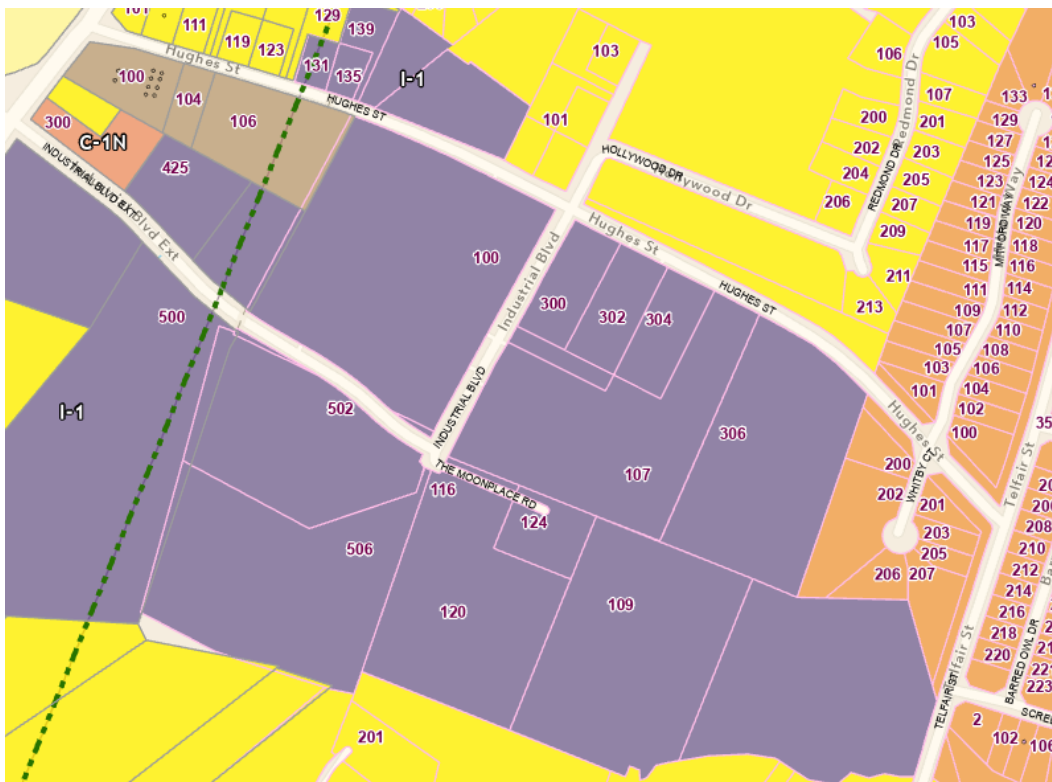
CONCLUSION: The subject parcel, zoned I-1, Industrial is located on The Moonplace Rd, a two-lane private drive. There is currently a single-family residence on the parcel. Staff is of the opinion that a successful rezoning to R-15, Residential District is consistent with the existing uses in the area.

**STAFF
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Residential District.

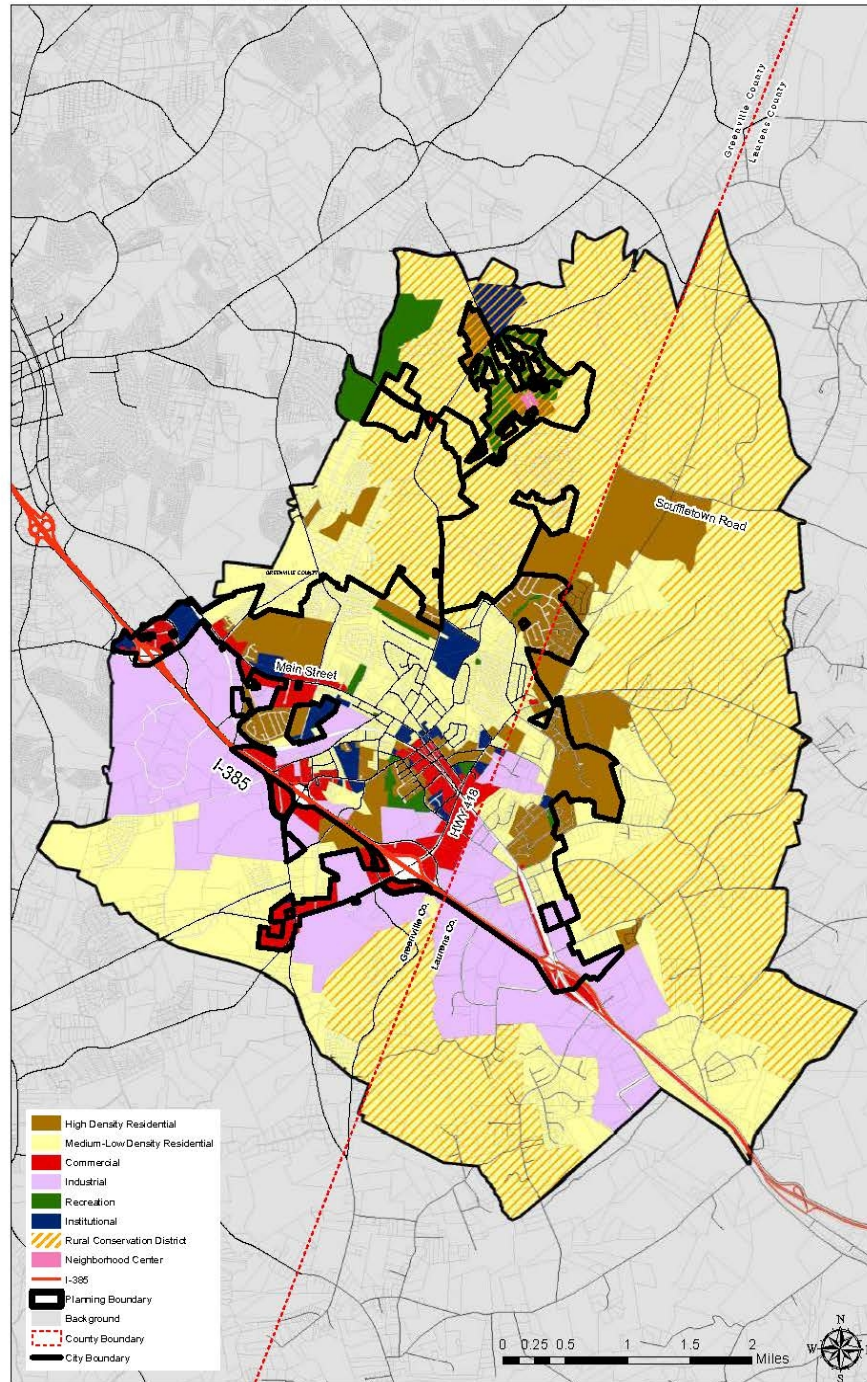


Aerial Photography



Zoning Map

Fountain Inn Future Land Use



Fountain Inn Master Plan, Future Land Use Map



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

TO: Mayor and City Council
Planning Commission

FROM: Planning and Development Department

RE: PZ-2023-010

APPLICANT: Fountain Inn City Council

PROPERTY LOCATION: Citywide

PIN/TMS#(s): N/A

REQUEST: Text amendment to the City of Fountain Inn Zoning Ordinance that will amend *Article 5, District Regulations; Table 7.3 Setback/Height Requirements; Table 7.4 Nonresidential Setback/Height Requirements; and Section 7:16:3 Determining Setback Lines in All Districts*

ACREAGE: N/A

COUNCIL WARD: All

**REQUEST HISTORY and
EXPLANATION:**

It has come to Staff's attention that there are conflicting setback requirements in the City of Fountain Inn Zoning Ordinance. Setbacks are outlined in *Article 5, District Regulations; Table 7.3 Setback/Height Requirements; Table 7.4 Nonresidential Setback/Height Requirements; and Section 7:16:3 Determining Setback Lines in All Districts.*

Staff proposes removing setback requirements from *Article 5, District Regulations* and maintaining the setback requirements in *Table 7.3 Setback/Height Requirements* and *Table 7.4 Nonresidential Setback/Height Requirements*. Some revisions to *Table 7.3 and Section 7:16:3 Determining Setback Lines in All Districts* are proposed to clarify language and revise references across sections of the Zoning Ordinance.

The proposed amendments include revising *Article 5, District Regulations* to remove references to Height Limitation and Front Yard, Side Yard, and Rear Yard Dimensional Requirements as outlined in the following sections:

1. Sections 5:1.5 and 5:1.6 (R-15, R-12, R-10, R-7.5 and R-6, Residential Districts)
2. Sections 5:2.4-2 through 5:2.4-5 (R-M, Residential Multifamily District)
3. Section 5:3.5-3 (R-MHP, Residential Manufactures Home Park District)
4. Sections 5:4.3 and 5:4.4 (O-D, Office District)
5. Section 5:5.3 (C-1, Central Business District)
6. Sections 5:6.3 and 5:6.4 (C-2, Commercial District)
7. Sections 5:7.3 and 5:7.4 (S-1, Services District)
8. Sections 5:8.4 and 5:8.5 (I-1, Industrial District)
9. Sections 5:9.2.6 and 5:9.2.7 (POD, Planned Office District)
10. Sections 5:9.3.6 and 5:9.3.7 (NC, Neighborhood Commercial District)

The following changes to *Table 7.3 Setback/Height Requirements* are proposed:

1. Side Setback in the R-15, R-12, R-10, R-7.5, and R-6 Residential Districts: Add "See Section 7:16:4"
2. Min. Lot Width in the R-M, Multifamily Residential District: Remove "See Sec. 7:3.9" and replace with "See Section 7:16:3.9"
3. Front Setback in the NC, Neighborhood Commercial District: Remove "7:3.6" and replace with "7:16:3.6"

4. Maximum Height in the NC, Neighborhood Commercial District: Remove “See Section 7:16:3.8”
5. Front Setback, Side Setback, and Rear Setback in C-1, Commercial District: Remove existing dimensions and section references and replace with “See Section 5:5.4”
6. Front Setback in C-2, Commercial District: Remove “7:3.6” and replace with “7:16:3.6”
7. Side and Rear Setback in S-1, Services District: Add “See Section 7:16:3.10”
8. Side and Rear Setback in I-1, Industrial District: Add “25”

The following changes in *Section 7:16:3 Determining Setback Lines in All Districts* are proposed:

1. Section 7:16:3.8. Reduction in Setback in NC, POD, and OD Districts: Revise language to state “No structure shall be erected within 25 feet from any side or 20 feet from any rear lot line...”
2. Section 7:16:3.10 Setbacks for I-1: Revise heading to state “Setbacks for I-1 and S-1”

This text amendment request went as a Resolution before City Council on May 11, 2023. A Public Hearing at Planning Commission is scheduled for June 1, 2023, and will be followed by a First Reading before City Council on June 8, 2023.

CONCLUSION:

The proposed changes will eliminate conflicting requirements in the Zoning Ordinance and revise section references. Staff is of the opinion that clarifying this information will assist all parties who use the Zoning Ordinance, including residents, developers, and City Staff.

**STAFF
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the proposed Text Amendment.