



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, September 26, 2024 - 6:00 PM

1. Call to Order
2. Hearing Procedures/Regulations
3. Approval of Minutes
 - a. Planning Commission Minutes from August 22, 2024
4. Public Hearing(s)
 - a. TX-2024-01
Request: Code Text Amendment
Tax Map: N/A
Location: N/A
5. Adjourn

Planning Commission may enter executive session to discuss any item on the agenda as permitted by S.C. Code Ann. § 30-4-70.

FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the City of Fountain Inn's requirements.

Minutes

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, August 22, 2024 – 6:00PM

1. Call to Order

Chairperson Stoddard calls the meeting to order at 6:00PM. Chairperson Stoddard, Commissioner McCraw, Commissioner Flint, Commissioner Armstrong, Commissioner DeRoberts, Commissioner Pease, and Commissioner Ellisor are all in attendance. Quorum is established.

2. Approval of Minutes

- a. Commissioner Pease makes a motion to approve the minutes from Thursday, July 25, 2024. Commissioner Ellisor seconded the motion. The motion carried 7-0.

3. Public Hearings

- a. SP-2024-05

Request: Major Change to a PD (Planned Development)

Tax Map: 0562010102801

Location: Milacron Dr. & Fairview St.

Staff presented the case. Wesley White with Ridge Water Engineering speaks in more detail about the proposed project.

Chairperson Stoddard and Mr. White discuss buffering.

The floor is open for public comment.

Ashley Riddle questioned the storage facility approval and road frontage.

The floor is closed for public comment.

Staff recommends approval.

Commissioner DeRoberts makes a motion to approve SP-2024-05. Commissioner McCraw seconded the motion. Chairperson Stoddard indicated a list of items he'd like to see in the final plan. The motion carried 7-0.

b. SP-2024-06

Request: Preliminary Plat Approval

Tax Map: 0358000101400

Location: Hellams St. & Woodland Dr.

Staff presented the case. Clay Driggers, representative for the developer, speaks more in depth about the proposed project.

The Commission asked various questions regarding details of the project.

Chairperson Stoddard emphasized the importance of keeping the trail walkable during construction and ensuring trail access.

The floor is open for public comment.

Ashley Riddle, 600 Gulliver Street, raised concern about the new development, asking if a fence will be added along Inn Circle. He expressed worry about the rapid town growth and suggested a moratorium on new developments until zoning changes are discussed.

Jill Warren, an Inn Circle resident, expressed concerns about the plans for the land behind her property. She would like the new homes to look nice and fit with the community's character. She would also like to see some sort of landscaping, so she is not looking directly into the neighbor's yard.

Vicki Horton, an Inn Circle resident, has questions regarding the Boards Decision making process as well as details on the final approval and development details.

The floor is closed for public comment.

Clay Driggers starts talking about how they are working with the current zoning. Talks about façade and that the contractor will be toll brothers.

Staff recommends that conditional approval is given to the project with the condition being to meet the requirements of the technical review letter. Staff are also asking in the motion that the requirements for the sidewalk on Hellams are waved.

Conversation between Staff and Board regarding sidewalks.

Chairperson Ellisor makes a motion to approve SP-2024-06 with one of the conditions being compliance of the technical review letter and that the commission wave the sidewalk requirement along Hellams. Commissioner DeRoberts seconded.

Board and Staff discuss into more detail about buffering and

The motion carried 4-3.

4. Adjourn

Commissioner Pease made a motion to adjourn at 6:42PM. Commissioner Flint seconded. The motion carried unanimously.



AGENDA

September 26, 2024

To: Planning Commission
From: Zoning Administrator, Dean Miller
Subject: TX-2024-01, Zoning Ordinance Text Amendment
Meeting Date: September 26, 2024
Type of Agenda Item: Text Amendment to the Zoning Ordinance
Attachments: Proposed Code Changes

REQUEST

While reviewing current ordinances, the City has identified an immediate need to amend sections of the Zoning Ordinance and Land Development Regulations as they pertain to open space development. These requested changes are outlined below.

Appendix A Zoning

- Article 7
 - 7:16:2.3-2.4 - Delete reference to Open Space Residential Development Option #1 (only 1 option now)
 - 7:16:2.5-2 – Correct title of section. Should read Setbacks, not Minimum Lot Width
 - 7:16:2.5-5 – Remove reference to Option #2 (only 1 option now)
 - 7:16:2.5-6
 - Remove reference to Option #2 (only 1 option now). Add the requirement that 50% of open space is developable. This was in Option #1 but not Option #2.
 - Add allowance for recreational structures (i.e. shelters or playgrounds)
 - Add accessibility requirement: At least 50% of the required common open space shall be accessible and have at least 50 feet of frontage on at least one public street within the development.
 - Changed to allow for amenities such as swimming pools and clubhouses in open space calculation.
 - Table 7.1 – Reduce overall gross density allowance for Open Space Residential Option by zoning district. Overall density is reduced by about a third.
 - Table 7.2 – Remove Option #1 and make corrections in table heading. Increase open space requirement from 15 and 30% to 40%.

Appendix B Land Development Regulations

- Article 9
 - Add 9.8 Minimum Open Space Requirements
 - Add requirements for all subdivisions with over 10 lots and an overall density of greater than 1 dwelling unit per acre to provide 15% open space.
 - Included in this section are basic requirements for the open space.

STAFF COMMENTS

The intent of the request is to reduce the open space options from two to one, increase the amount of open space required, decrease the density allowance and encourage the use of recreational amenities in open space developments.

Staff Recommendation: Staff recommends the Planning Commission approve the Code Text Amendments as presented.

ZONING ORDINANCE PROPOSED CHANGES

~~7:16:2.3. Open Space Development Options. Two open space development options are available for developers to choose from. The requirements for each of the two options are listed herein.~~

~~7:16:2.4. Open Space Residential Development, Option #1.~~

~~7:16:2.4-1. Minimum Areas. The minimum tract area for an open space residential development shall be two acres. The minimum area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.~~

~~7:16:2.4-2. Minimum Lot Width. No structure shall be erected within 25 feet from any external lot line of any open space residential development, however, where land uses within an open space residential development are the same as uses permitted in the adjoining properties outside the open space residential development, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted. Front setbacks from existing roads will be consistent with the requirements outlined in the appropriate zoning district and listed in Section 7:3, Table 7.4.~~

~~7:16:2.4-3. Permitted Uses:~~

~~Single-Family Detached Dwellings~~

~~Single-Family Zero Lot Line Dwellings~~

~~Single-Family Attached Dwellings~~

~~7:16:2.4-4. Single-Family Attached. Single-family attached dwellings are permitted subject to the following requirements:~~

~~A.—— A maximum of 15 percent of the total number of dwelling units may be single-family attached (duplex, triplex and quadraplex). Any attached unit must be a townhouse and excludes condominiums.~~

~~B.—— Attached units must be contained within the subdivision and not part of any exterior lot except in those areas where exterior lots are adjacent to land zoned for commercial, office or multifamily development.~~

~~C.—— Attached units may be a duplex, triplex, or quadraplex and shall not exceed more than four attached units per structure.~~

~~D.—— Attached units shall not be located on preexisting platted lots within a subdivision.~~

~~7:16:2.4-5. Permitted Density. The overall number of dwellings allowed in an open space development under Option #1 may be found in Table 7.1.~~

~~7:16:2.4-6. Required Open Space. In an open space development under Option #1, a minimum percentage of the total acreage must be designated as open space. The required open space in may include both developable and undevelopable land, as defined in Article 4, Definitions. Of that land dedicated for open space in the R-M, R-6, R-7.5, R-10, R-12, and R-15 districts, a minimum of 50 percent of the total open space must be considered developable land, as defined in Article 4, Definitions.~~

~~Not more than 20 percent of the required common open space may be used for active recreation; playgrounds, and multi-use ball fields. With the exception of paved walking paths, the active recreation areas used to meet the common open space requirements may not contain impervious surfaces.~~

~~Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. The open space shall be contiguous to the extent practicable. Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational lakes or ponds used for storm water management may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.~~

7:16:2.5. Open Space Residential Development, ~~Option #2~~ [Requirements](#).

7:16:2.5-1. Minimum Areas. The minimum tract area for an open space residential development shall be five acres. The minimum area shall consist of contiguous parcels, not divided by an existing public or private road or a recreational or navigable body of water.

7:16:2.5-2. ~~Minimum Lot Width~~ [Setbacks](#). No structure shall be erected within 25 feet from any external lot line of any open space residential development, however, where land uses within an open space residential development are the same as uses permitted in the adjoining properties outside the open space residential development, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted. Front setbacks will be consistent with the requirements outlined in the appropriate zoning district and listed in Section 7:3, Table 7.4.

7:16:2.5-3. Permitted Uses.

Single-Family Detached Dwellings

Single-Family Zero Lot Line Dwellings

Single-Family Attached Dwellings

7:16:2.5-4. Single-Family Attached. Single-family attached dwellings are permitted subject to the following requirements:

A. A maximum of 20 percent of the total number of dwelling units may be single-family attached (duplex, triplex and quadraplex). Any attached unit must be a townhouse and excludes condominiums.

B. Attached units must be contained within the subdivision and not part of any exterior lot except in those areas where exterior lots are adjacent to land zoned for commercial, office or multifamily development.

C. Attached units may be a duplex, triplex, or quadraplex and shall not exceed more than four attached units per structure.

D. Attached units shall not be located on preexisting platted lots within a subdivision.

7:16:2.5-5. Permitted Density. The overall number of dwellings allowed in an Open Space Development ~~under Option #2~~ may be found in Table 7.1.

7:16:2.5-6. Required Common Open Space. In a ~~common~~ open space development ~~under Option #2~~, a minimum percentage of the total acreage must be designated as open space. The

required open space ~~in~~ may include both developable and undevelopable land, as defined in Article 4, Definitions. Of that land dedicated for open space in the R-M, R-6, R-7.5, R-10, R-12, and R-15 districts, a minimum of 50 percent of the total open space must be considered developable land, as defined in Article 4, Definitions.

Not more than 50 percent of the required common open space may be used for active recreation, including uses such as playgrounds, golf courses, multi-use ball fields, pickleball courts, community swimming pools, clubhouses and similar uses.

~~Not more than 50 percent of the required common open space may be used for active recreation; playgrounds, golf courses, and multi-use ball fields. With the exception of paved walking paths, the active r~~Recreation areas (passive or active) used to meet the common open space requirements may not contain more than 5% impervious surfaces (e.g. paved walking paths, decks, and recreational structures including shelters, concrete pads, etc.).

Land dedicated as common open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. The common open space shall be contiguous to the extent practicable. At least 50% of the required common open space shall be accessible and have at least 50 feet of frontage on at least one public street within the development.

~~Land dedicated to common open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses.~~ Recreational lakes or ponds used for storm water management may be included in the land designated as common open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required common open space.

Table 7.1

Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential			
		Density Based Residential	
District	Conventional Development	Open Space Development Option #1	Open Space Development Option #2
	Minimum Lot Size	Units/Acre	Units/Acre
R-7.5	7,500	5.8 per acre	5.8 3.5 per acre
R-10	10,000	4.4 per acre	4.4 3 per acre
R-12	12,000	3.6 per acre	3.6 2.5 per acre
R-15	15,000	2.9 per acre	2.9 2 per acre
R-M	7,500	N/A	N/A
R-MHP	2 acres	N/A	N/A

Table 7.2

Table 7.2 Open Space Residential Development Options								
	Required-Common-Open-Space Zoning Districts							Single-Family Detached = S-FD Single-Family Attached = S-FA
	R- M	R- 7.5	R- 10	R- 12	R- 15	Min. Tract Area	Min. Lot Area	Unit Types Permitted
Option #1	15%	15%	15%	15%	15%	2 acres	N	S-FD and S-FA 15% of total units
Option #2 <u>Required Common Open Space</u>	30% 40%	30% 40%	30% 40%	30% 40%	30% 40%	5 acres	N	S-FD and S-FA 20% of total units

Land Development Proposed Changes

9.8 Minimum Open Space Requirements

All subdivision developments with over 10 lots and an overall density of greater than 1 dwelling unit per acre shall provide 15% of the total acreage to be set aside as permanent open space. The required open space may include both developable and undevelopable land, as defined in Appendix A, Article 4.

No more than 50 percent of the required common open space may be used for active recreation, including uses such as playgrounds, golf courses, multi-use ball fields, pickleball courts, community swimming pools, clubhouses and similar uses.

Recreation areas (passive or active) used to meet the common open space requirements may not contain more than 5% impervious surfaces (e.g. paved walking paths, decks and recreational structures including shelters, concrete pads, etc.).

Land dedicated as open space shall be of meaningful proportions and dimensions so as to be consistent with the purpose and intent of this section. The open space shall be contiguous to the extent practicable. At least 50% of the required common open space shall be accessible and have at least 50 feet of frontage on at least one public street within the development. Recreational lakes or ponds used for stormwater management may be included in the land designated as open space. Fenced detention or retention areas used for stormwater management shall not be included in the calculation for required open space.

Open Space Ownership, Dedication, and Management.

- A. *Ownership of open space.* The owner and developer, or subdivider, shall select land dedicated for open space purposes and type of ownership. Type of ownership may include, but is not necessarily limited to, the following:
1. Other public jurisdictions or agencies, subject to their acceptance.
 2. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance.
 3. Homeowner or cooperative associations or organizations; or
 4. Shared, undivided interest by all property owners within the subdivision.