



## **AGENDA**

### **Regular Planning Commission Meeting**

**300 Wall Street, Fountain Inn, SC 29644**

**Thursday, October 24, 2024 - 6:00 PM**

1. Call to Order
2. Approval of Minutes
  - a. Planning Commission Minutes from October 03, 2024
3. Public Hearing(s)
  - a. PA-2024-01  
Request: Sign Approval in the POD District  
Tax Map: 0344000200600  
Location: 407 N Main St.
4. 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, October 3, 2024 – 6:00PM

### 1. Call to Order

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

### 2. Hearing Procedures/Regulations

### 3. Approval of Minutes

- a. Commissioner DeRoberts makes a motion to approve the minutes from Thursday, August 22, 2024. Commissioner Ellisor seconded the motion. The motion carried 6-0.

### 4. Public Hearings

#### a. TX-2024-01

Request: Code Text Amendment

Tax Map: N/A

Location: N/A

Staff presented the case. Carol Williamston with Stewart provided more insight on the Text Amendment.

The Commission engaged in a discussion with Mr. Williamston and Staff, posing questions to gain further clarity on the specifics of the text amendment.

City Administrator, Shawn Bell clarified the points of the Text Amendment and answered questions from the Commission.

The floor is opened for public comment.

Mr. Riddle asks what the incentive for the developers is not to take the conventional route. Mr. Williamston responded.

Audience member expressed concern about ongoing development and loss of natural spaces.

The floor is closed for public comment.

Staff recommends that the Planning Commission approve the item.

Commissioner Ellisor make the motion to approve TX-2024-01. Chairperson Stoddard seconded the motion. The motion carried 6-0.

## 5. Adjourn

Commissioner Pease made a motion to adjourn at 6:57PM. Commissioner DeRoberts seconded. The motion carried unanimously.



## AGENDA

October 24, 2024

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To: Planning Commission  
From: Zoning Administrator, Dean Miller  
Subject: PA-2024-01, McCraw Veterinary Sign  
**Meeting Date: October 24, 2024**  
Type of Agenda Item: Sign Approval in the POD District  
Attachments: Aerial Map  
Zoning Map  
Sign Plan  
Photo

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**OWNER:** McCraw Holdings, LLC  
**AUTHORIZED REP:** Kevin Bagwell, Garfield Sign and Graphics  
**LOCATION:** 407 North Main Street (Tax Map # 0344000200600)  
**CURRENT ZONING:** POD, Planned Office District  
**SIZE OF PROPERTY:** Approximately .43 acres

### ***REQUEST***

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The City of Fountain Inn has received an application for the approval of an internally illuminated monument sign in the POD, Planned Office District. Section 5:9.2.11 of the Fountain Inn Zoning Ordinance states: Identification signs and business signs are allowed subject to review by the Planning Commission and provisions set forth in Article 6. No signs shall have flashing lights or movable display parts. The sign appearance should blend in with the residential character of the surrounding neighborhood.

### ***LOCATION & SITE DESCRIPTION***

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The property is located at the southwest corner of Craig Street and North Main Street. The site is currently operated as a medical office providing veterinary services. There are no permitted signs on the property at this time.

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**ZONING DISTRICT**

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5:9.2.1. POD, Planned office district, Intent. This district was established to accommodate office development that is found to be compatible with surrounding physical development. Uses permitted in this district are limited to office and research facilities and shall not include any use engaged in retail sales or the stocking and storage of merchandise.

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**STAFF COMMENTS**

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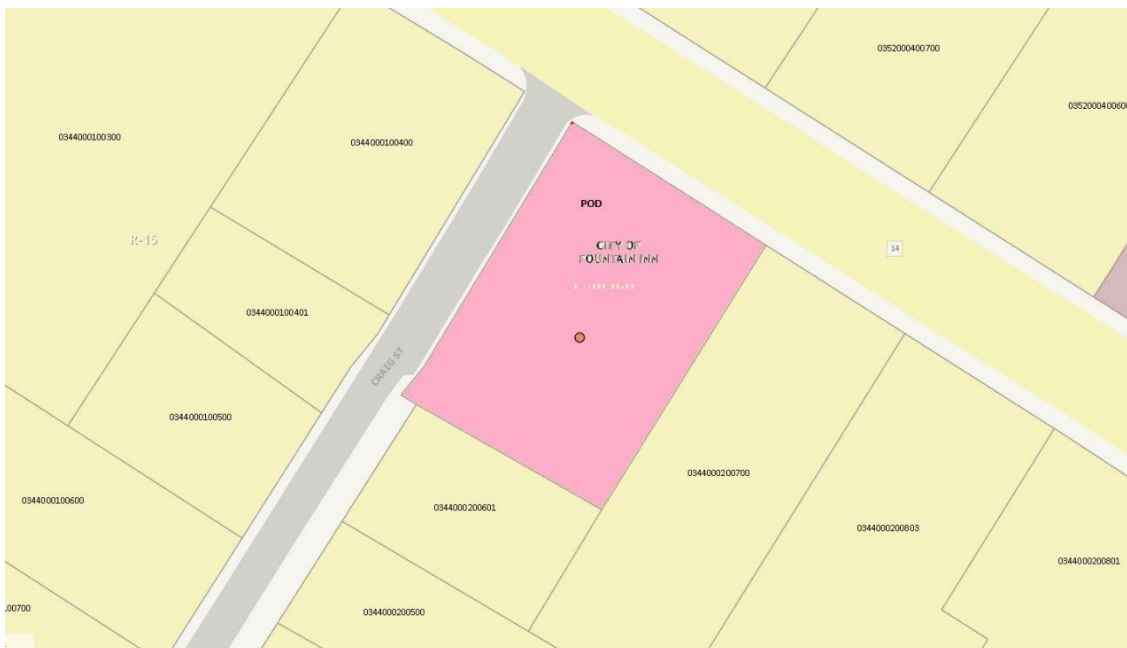
The sign is compatible with the zoning district in design, materials and scale. The base is designed to match the building materials and color. The opaque face background with illuminated copy allows for sign illumination without excessive light trespass. The location on site is appropriate and does not raise any sight visibility concerns. Staff would like to ensure there will be no exposed conduit, boxes, etc. Power should be stubbed up through the base and into the sign structure to eliminate its visibility.

***RECOMMENDED MOTION: Staff recommendation is the Planning Commission conditionally approve agenda item PA-2024-01 with the condition that there be no exposed conduit, boxes, etc.***

**AERIAL MAP**



**ZONING MAP**



**MATERIALS/SPECS**

OVERALL SIZE: **as noted**

SINGLE FACE:

DOUBLE FACE:

QTY: **1**

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VINYL COLORS: **translucent blue, translucent light blue**

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1st SURFACE:

2nd SURFACE:

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PAINT COLORS: **white, blue**

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PAINT FORMULA ATTACHED

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ALUMINUM  PVC

ACRYLIC  Non-Glare Acryl.

OTHER

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1/8"  3/4"

1/4"  OTHER

1/2"

VHB  STUD

ILLUM.  Cap/Barrel

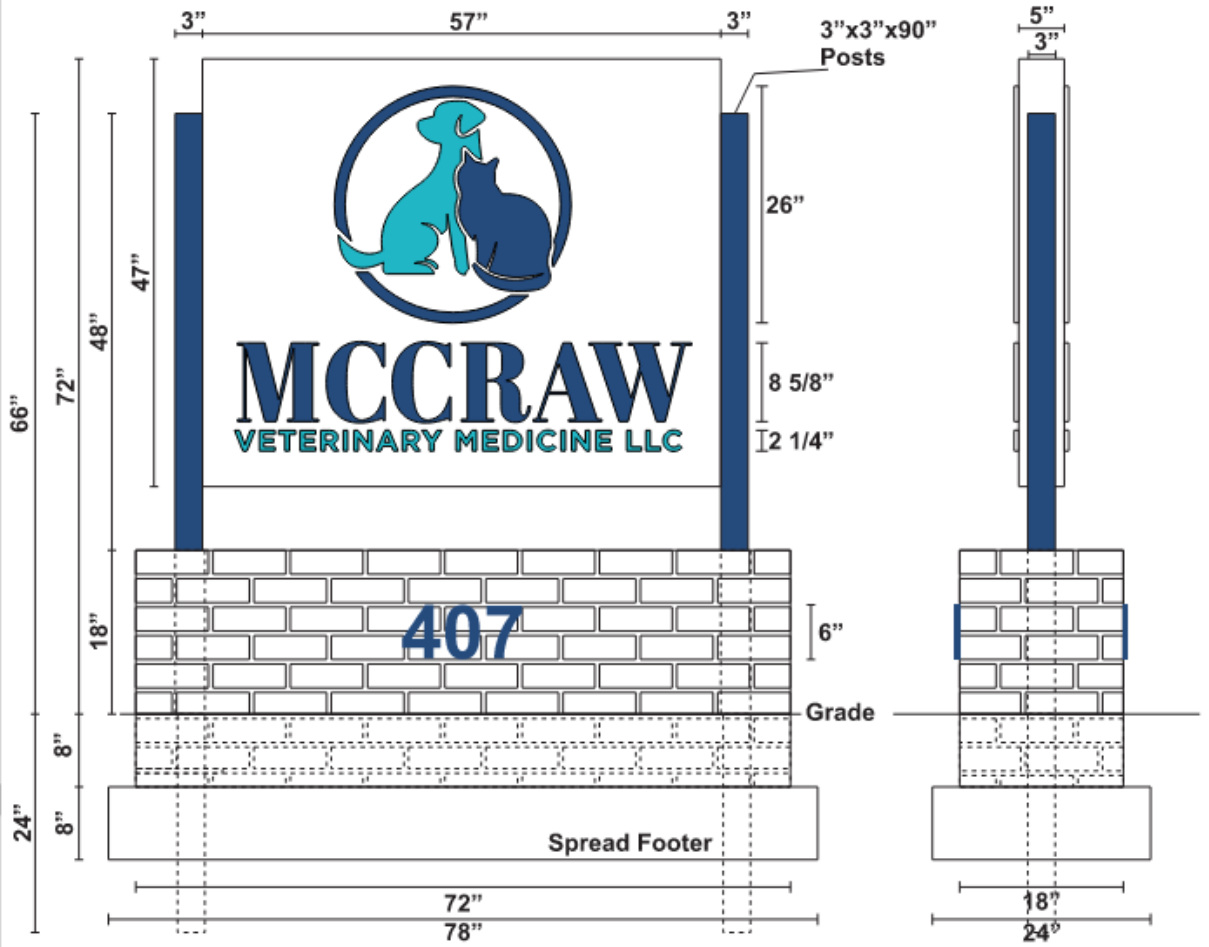
NON-ILLUM.

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**ADDITIONAL NOTES**

Internally illuminated aluminum cabinet w/ push through illuminated acrylic copy/logo painted white w/ 3" sq. posts mounted to white painted brick base d/T - perpendicular to road

1/2" Thick acrylic address Painted Blue (TBD)



Internally Illuminated Aluminum Cabinet w/ Push Through Illuminated Acrylic Copy/Logo Painted White w/ 3" Sq. Posts (Painted Blue TBD) Mounted to White Painted Brick Base D/F - Perpendicular to Road

White brick base will match color of brick building

FILE PATH: 2024\McCraw Veterinary Medicine\McCraw Vet Monument.cdr  
 Shf. 1/1 • Scale: 3/4" = 1' • By: MCR 9/03/24 • By JJ

Client is Responsible For Mistake or Changes When Proof is Approved For Production

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