



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, November 21, 2024 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Planning Commission Minutes from October 24, 2024
3. Public Hearing(s)
 - a. DOCKET NUMBER: PZ-2024-0
APPLICANT: Baker Commercial Properties
LOCATION: 300 Jones Street
TAX MAP: 0346000200400
EXISTING ZONING: C-2
REQUEST: FRD, Flexible Review District
 - b. DOCKET NUMBER: SP-2024-07
APPLICANT: Meritage
LOCATION: Speedway Dr
TAX MAP: 0354000100309
EXISTING ZONING: FRD (Flexible Review District)
REQUEST: Approval of Street Names
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 24, 2024 – 6:00PM

1. Call to Order

Chairperson Stoddard called the meeting to order at 6:00PM. Chairperson Stoddard, Commissioner McCraw, Commissioner Flint, and Commissioner Pease were all in attendance. A quorum was established.

2. Approval of Minutes

Commissioner Pease made a motion to approve the minutes from Thursday, October 3, 2024. Commissioner Flint seconded the motion. The motion carried 4-0.

3. Public Hearings

a. PA-2024-01

Request: Sign Approval in the POD District

Tax Map: 0344000200600

Location: 407 N Main St.

Staff presented the case.

Commissioner McCraw recused herself from the case due to a potential conflict of interest and vacated her seat.

Mr. Jennings, representing Garfield Signs and Graphics, explained the request.

Commissioner Pease and Mr. Jennings discussed the illumination of the sign.

The floor was opened to public comment. There was no public comment. The floor was closed.

Staff recommended approval.

There was discussion concerning the staff report's recommendation to conditionally approve the request.

Commissioner Pease made a motion to approve PA-2024-01 with the condition that there will be no exposed conduit boxes etc.

Commissioner Flint seconded the motion. The motion carried 3-0.

4. Adjourn

Commissioner Pease made a motion to adjourn at 6:05PM. Chairperson Stoddard seconded. The motion carried unanimously.



AGENDA

November 21, 2024

To: Planning Commission
From: Planning Director, Jason Knudsen
Subject: PZ-2024-06, Proposed Rezoning of 300 Jones St
Meeting Date: November 21, 2024
Type of Agenda Item: Rezoning, Public Hearing
Attachments: Proposed Statement of Intent

OWNER: Baker Commercial Properties, LLC
AUTHORIZED REP: Baker Commercial Properties, LLC
LOCATION: 300 Jones St. (Tax Map # 0346000200400)
100 Ellison St. (Tax Map # 0346000200300)
CURRENT ZONING: C-2 (Commercial)
PROPOSED ZONING: FRD (Flexible Review District)
SIZE OF PROPERTY: Approximately 3.1 acres

REQUEST

The applicant has requested to rezone the parcels from C-2, Residential to FRD, Flexible Review District. The primary intent of the applicants for requesting this zoning change is to qualify 300 Jones St. for eligibility for tax credits pursuant to the South Carolina Textile Communities Revitalization Act, Section 12-65-10, et. seq., S.C. Code Ann.

LOCATION & SITE DESCRIPTION

The parcels are located at the intersection of Ellison and Jones Streets. 100 Ellison has been recently redeveloped into The Mill eatery. 300 Jones is undeveloped open space.

PROPOSED ZONING DISTRICT

The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

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.

COMPREHENSIVER PLAN

These parcels have the future land use designation of “Downtown.” Downtown provides for housing options and nonresidential uses located adjacent to the Historic Downtown Core, often providing a transition in form from the Historic Downtown Core to other areas. The Downtown designation is designed to allow for a variety of medium to high-density residential options in tandem with retail, commercial, and office uses that support the Historic Downtown Core. Uses may also include a continuance of existing industrial uses. Buildings, lighting and amenities should be pedestrian-scaled. Outdoor storage should be limited or screened from public roadways in new development. Some parking may be required but access to on-street parking or shared parking should be factored in. Surface parking should be located to the side or rear of buildings where possible to enhance the overall pedestrian experience.

The typical building height is 2-3 stories with the potential for 4-5 stories on South Main Street as part of redevelopment of older structures and/ or civic or institutional buildings (*e.g. government buildings or churches*).

PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES

Section 11:2. - Functions, Powers, and Duties of Local Planning Commission

- A. It is the function and duty of the Fountain Inn Planning Commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the City of Fountain Inn
- B. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
- C. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation.
- D. The Fountain Inn Planning Commission shall have all authority and duties set forth in S.C. Code § 6-29-340, and as may be necessary to the proper use and planning within the City of Fountain Inn.

STAFF COMMENTS

To qualify 300 Jones St. for tax credits offered by the State of South Carolina, the parcel must be associated with 100 Ellison St. Combining the two parcels into an FRD allows for that association while maintaining separate ownership. The tax credit will be used to offset the development costs of a hotel. The development group has been great to work with and accommodating to design changes to better fit with the exiting downtown character. Staff support the zoning change.

RECOMMENDED MOTION: I move that the Planning Commission recommend approval of agenda item SZ-2024-06.

Baker Commercial Properties, LLC
1400 Pickens Street, 5th Floor
Columbia, SC 29201

Jason Knudsen
City of Fountain Inn
200 N. Main St.
Fountain Inn, SC 29644

Re: FRD application from Baker Commercial Properties, LLC to rezone parcels 0346000200400 and 0346000200300.

Dear Mr. Knudsen:

Please accept this submission as our application and request that the City review the items listed below pertaining to the rezoning of property owned by The Mill at Fountain Inn, LLC, located at 100 Ellison Street, Parcel Number 0346000200300 (the “Flour Mill”) and property owned by Baker Commercial Properties, LLC located at 300 Jones Street, Parcel Number 0346000200400 (the “Hotel Site”) (collectively, the “Project”). We request that the Planning Commission review, accept and recommend to City Council that the Project be rezoned to Flexible Review District (“FRD”), and the plans, drawings, descriptions and information delivered to you be accepted as complying with the Section 5:9.4 and all other applicable provisions of the Zoning Ordinance adopted by the City Council of Fountain Inn on February 3, 1970, as the same is amended from time to time.

Statement of Intent

In recent years, Fountain Inn has experienced significant growth, with increasing housing, commercial, and industrial opportunities. Fountain Inn’s historic Main Street and Central Business District has served as the focal point for the city’s renaissance, with numerous new residential developments, successful restaurants, markets, and special events showcasing the best of what the city has to offer residents and visitors.

To support this increased activity, there is demand for a hotel to offer lodging options to visitors traveling to Fountain Inn for work, family, or leisure. Currently, there are no hotels operating inside the Fountain Inn city limits. The nearest hotel to the City is located in Simpsonville, and the vast majority of hotels are concentrated in the northern part of Greenville County.

The primary intent of the applicants for requesting this zoning change is to qualify the Hotel Site for eligibility for tax credits pursuant to the South Carolina Textile Communities Revitalization Act, Section 12-65-10, et. seq., S.C. Code Ann. The Flour Mill and adjacent properties along Ellison Street were once owned by Woodside Mills, and we seek this rezoning to unify the Flour Mill and Hotel Site as a singular Project. These tax credits will significantly defray

the expenses of developing and constructing the Hotel Site and are an integral component in making any such hotel economically viable.

The purpose of the FRD outlined in Section 5:9.4 of the Zoning Ordinance is to permit development that otherwise cannot be achieved through traditional zoning regulation. However, it is worth noting that both the Flour Mill and Hotel Site are currently zoned C-2, and the FRD designation being proposed herein does not materially change any proposed or surrounding land uses. Further, construction at the Flour Mill is already complete consistent with the provisions of C-2, so the FRD will not materially deviate from the parameters currently governing the parcels.

Our Conceptual Site Plan is attached as Exhibit A to this application. The combined Project will be 3.1 acres.

In conjunction with the City, we will install pedestrian sidewalks along the Jones, Ellison, and Wall Street rights-of-way to create a walkable block that encourages pedestrian traffic to and from Main Street and the rest of the Central Business District and create opportunities for future connectivity along Wall Street. We will further design the landscaping and lighting of the Hotel Site to create consistency with the Flour Mill, and the two parcels will coordinate their parking requirements to accommodate patrons of both the Hotel Site and Flour Mill.

Upon completion, the Hotel Site will feature a nationally-branded 109-room hotel, totaling 66,000 square feet± with 111 parking spaces. The Flour Mill currently features a 5,000 square foot brewpub, with an additional 6,000sf food hall and 2,481sf of event space with 50 total off-street parking spaces. Though final parking counts may vary, the off-street parking provided is sufficient to meet peak demand within the Project and can be shared between the various uses. Setbacks, buffers, and other requirements for the Hotel Site and Flour Mill will continue to adhere to the parameters of the C-2 designation.

EXHIBIT A – CONCEPTUAL SITE PLAN

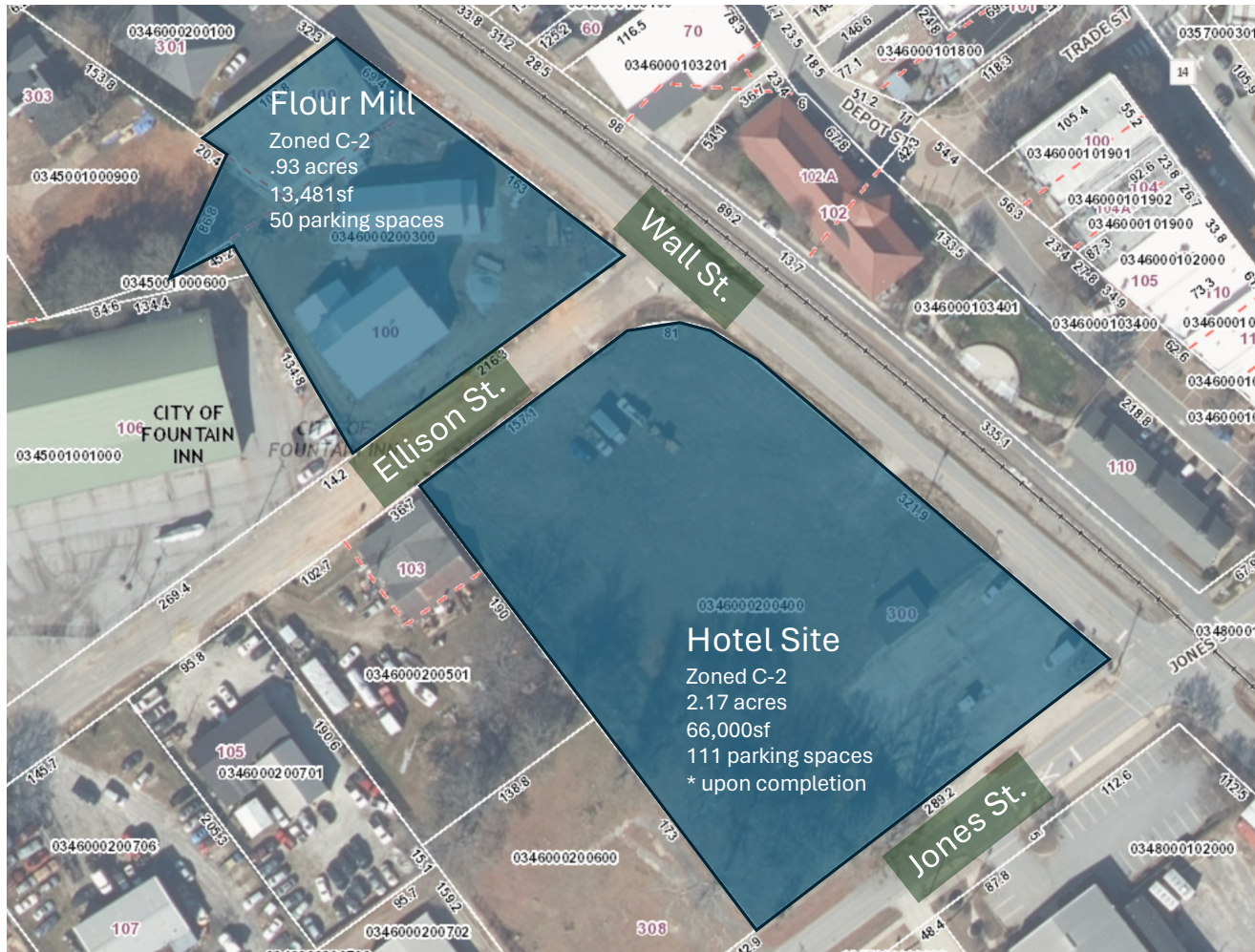
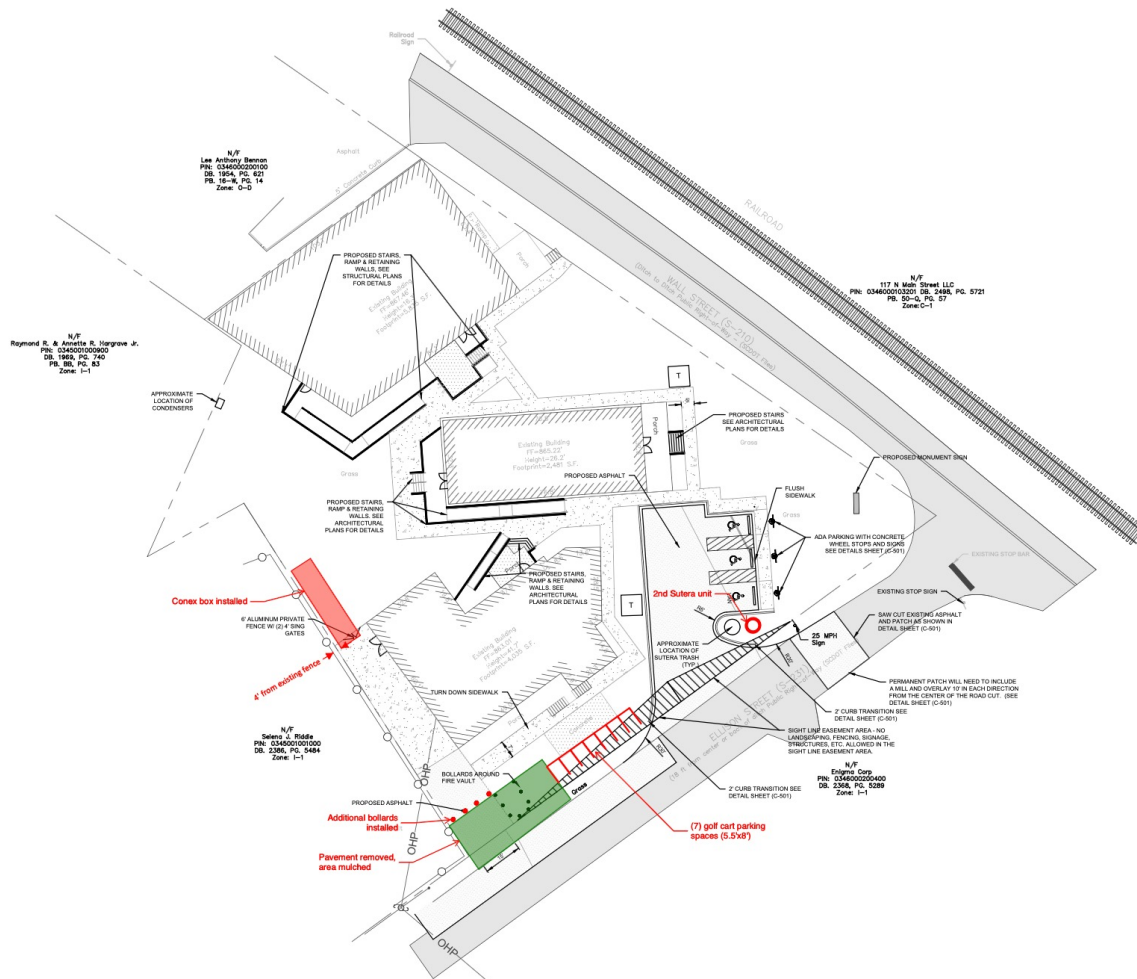


EXHIBIT C - FLOUR MILL SITE PLAN

per LP





AGENDA

November 21, 2024

To: Planning Commission
From: Planning Director, Jason Knudsen
Subject: SP-2024-07, Approval of Road Names
Meeting Date: November 21, 2024
Type of Agenda Item: Public Hearing
Attachments: Site Plan

OWNER: Baker Commercial Properties, LLC
AUTHORIZED REP: Baker Commercial Properties, LLC
LOCATION: Speedway Drive (Tax Map #'s 035400010039 & 0354000100300)
CURRENT ZONING: FRD (Flexible Review District)

REQUEST

The preliminary plan approval for Fountainside Trail did not include the road names. South Carolina Code of Laws, Title 6, Chapter 29, Section 6-29-1200 requires the local Planning Commission to authorize and approve the road names within the territory over which it has jurisdiction. The applicant has returned to the Commission to ask for approval of the following street names:

- Robert James Way
- Ashleigh Boulevard
- Lauren Lane
- Neal Parkway
- Passage Drive

LOCATION & SITE DESCRIPTION

The parcels are located along Speedway Drive and are currently a mix of woods and waterways.

PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES

Section 11:2. - Functions, Powers, and Duties of Local Planning Commission

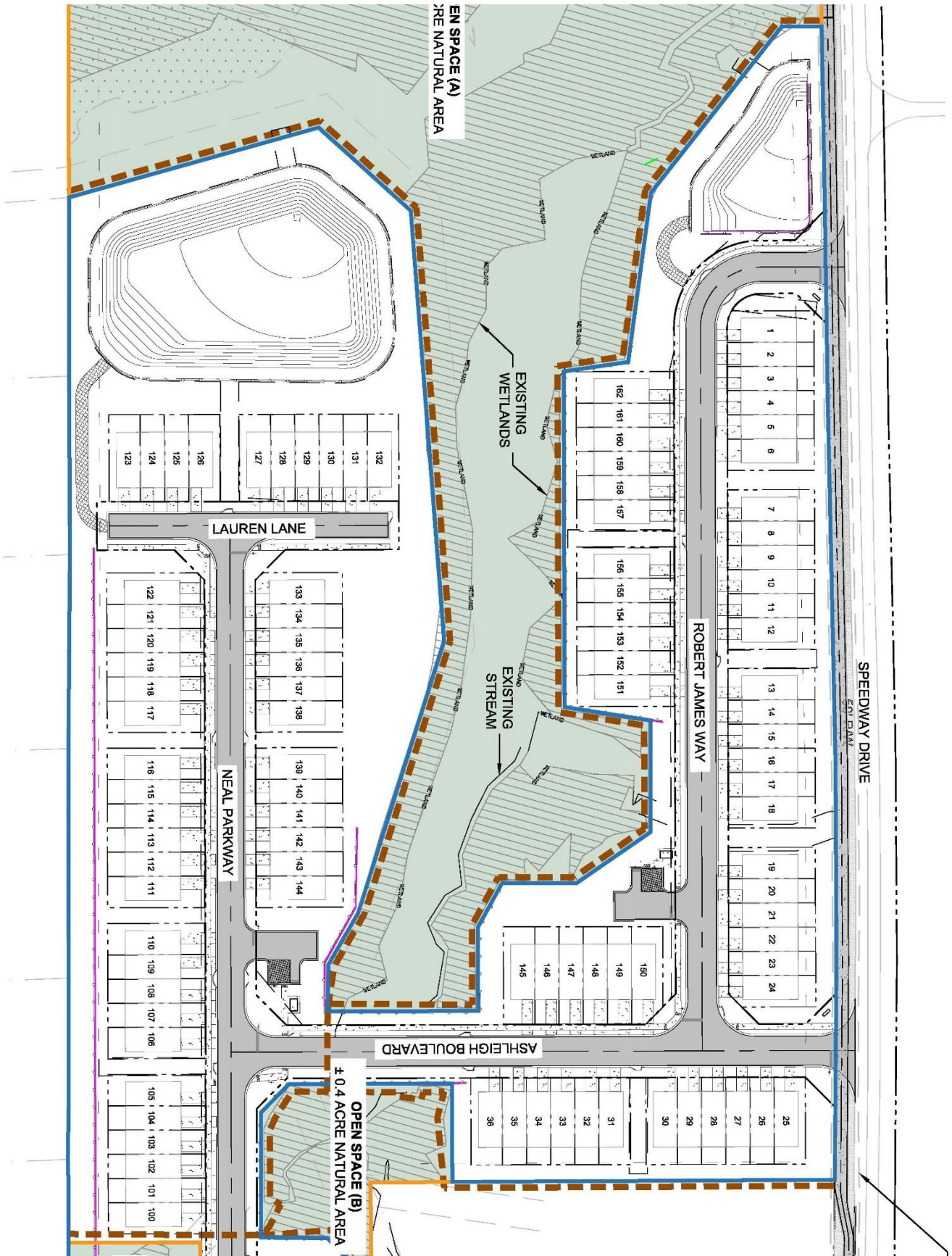
- A. It is the function and duty of the Fountain Inn Planning Commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the City of Fountain Inn
- B. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
- C. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation.
- D. The Fountain Inn Planning Commission shall have all authority and duties set forth in S.C. Code § 6-29-340, and as may be necessary to the proper use and planning within the City of Fountain Inn.

STAFF COMMENTS

Staff recommend approval of the street names.

RECOMMENDED MOTION: I move that the Planning Commission recommend approval of agenda item SP-2024-07.

Site Plan A



Site Plan B

