



## AGENDA

### Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, March 20, 2025 - 6:00 PM

1. Call to Order
2. Approval of Minutes
  - a. Planning Commission Meeting Minutes From Thursday, December 19, 2024
3. Public Hearing
  - a. Docket Number: SP-2025-01  
Request: Approval of a flag lot  
Tax map: 0360000100200  
Location: 706 Hellams Street
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 December 19, 2024 – 6:00PM

### 1. Call to Order

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

### 2. Hearing Procedures/Regulations

### 3. Approval of Minutes

- a. Commissioner Pease made a motion to approve the minutes from November 21, 2024. Commissioner DeRoberts seconded the motion. The motion carried 6-0.

### 4. Public Hearing

- a. Docket Number: PA-2024-02  
Applicant: Richard A. Matthews  
Location: 400 North Main Street  
Tax Map: 0352000400501  
Existing Zoning: POD, Planned Office District  
Request: Sign Approval

Staff presented the case. The applicant, Richard Matthews, requested approval from the Board.

The floor was opened for public comment. No public comment. The floor was closed for public comment.

Staff recommended approval on the condition that the sign permit is issued before the signs are displayed.

Commissioner McCraw made a motion to approve PA-2024-02 with the condition that the sign permit be issued before displaying the signs. Chairperson Stoddard seconded the motion. The motion carried 6-0.

5. Adjourn

Commission DeRoberts made a motion to adjourn at 6:04PM. Commissioner Flint seconded. The motion carried unanimously.



## AGENDA

March 20, 2025

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To: Planning Commission  
From: Zoning Administrator, Dean Miller  
Subject: SP-2025-01, 706 Hellams Street Flag Lot  
**Meeting Date: March 20, 2025**  
Type of Agenda Item: Public Hearing  
Attachments: Zoning Map  
Aerial Map  
Site Plan

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<b>OWNER(S):</b>	Kenneth Maurice Calwile
<b>AUTHORIZED REP:</b>	Eric Baldwin with Kristopher Homes
<b>LOCATION:</b>	706 Hellams Street- 0360000100200
<b>CURRENT ZONING:</b>	R-12, Residential District
<b>REQUEST:</b>	Approval of a flag lot
<b>SIZE OF PROPERTY:</b>	Approximately 3.3 acres

### ***REQUEST***

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The applicant has requested a plat approval to subdivide a single lot to three lots, which includes a flag lot. The City of Fountain Land Development Regulations Article 9 states “flag lots created through the subdivision process, on summary, preliminary, and final plats, must be determined by the Planning Commission not to be contrary to the public's health, safety and welfare”.

#### LOCATION & SITE DESCRIPTION

The lot is located on Hellams Street, north of Cross Road.

***PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES***

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

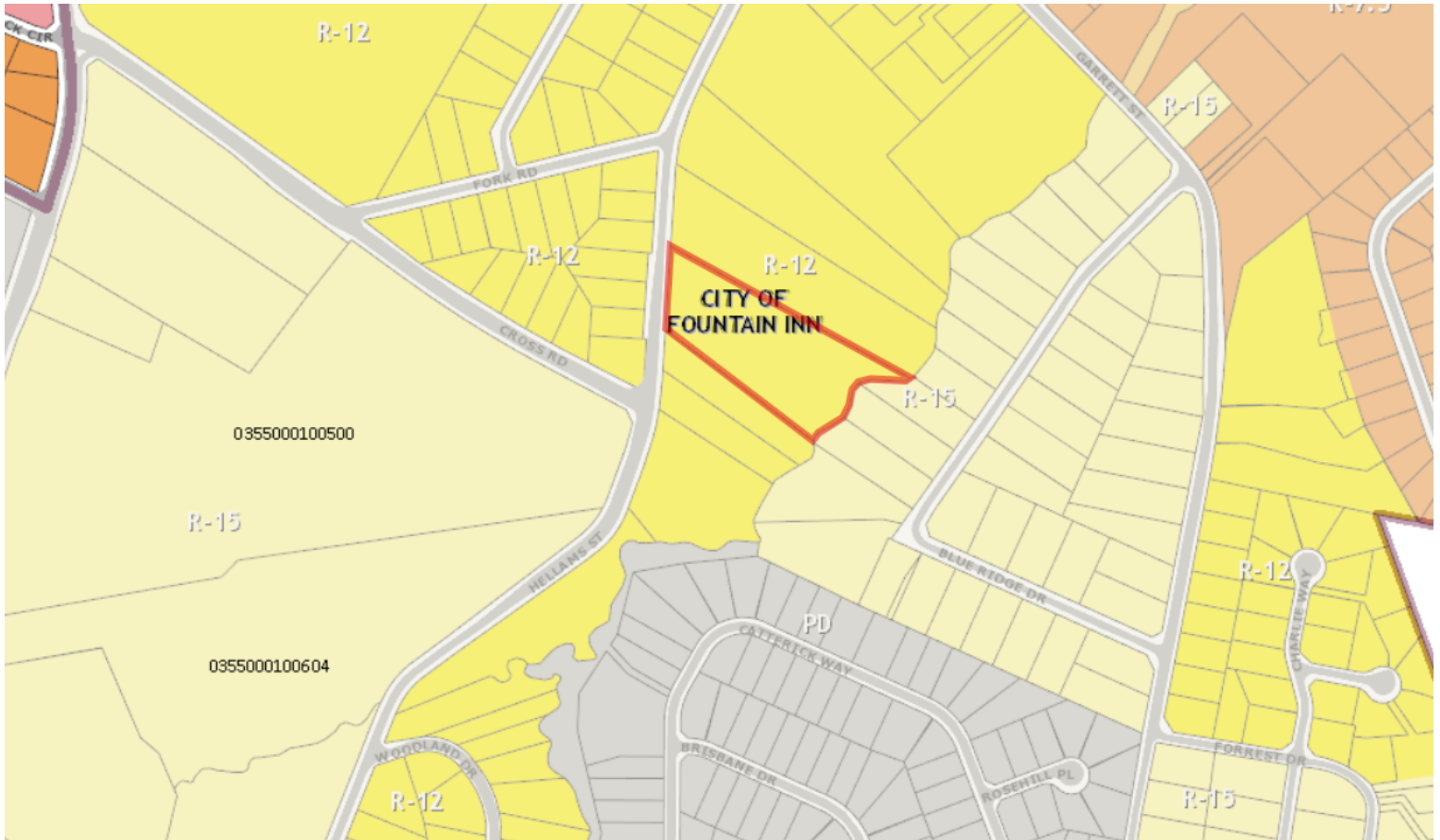
- A. It is the function and duty of the Fountain Inn Planning Commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the City of Fountain Inn
- B. The plans and programs must be designed to promote public health, safety, 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***

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***RECOMMENDED MOTION: It is the Staff's position the Planning Commission recommend approval of the requested flag lot for 706 Hellams Street, agenda item SP-2025-01.***

ZONING MAP



AERIAL MAP



