



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, September 18, 2025 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Planning Commission Meeting Minutes from July 17, 2025
3. Public Hearing(s)
 - a. DOCKET NUMBER: PZ-2025-02, 400 S Main Street
APPLICANT: Randall Bentley
LOCATION: 400 S Main Street
TAX MAP: Tax Map # 0350000100405
EXISTING ZONING: I-1 (Industrial)
REQUEST: Rezoning to the C-2, Commercial District
 - b. DOCKET NUMBER: PZ-2025-03, 201 Chevy Drive
APPLICANT: Justin Bentley
LOCATION: 201 Chevy Drive
TAX MAP: Tax Map #'s 0337000100800 & 0337000100805
EXISTING ZONING: C-2 (Commercial)
REQUEST: Rezoning to the S-1, Service District
 - c. DOCKET NUMBER: TX-2025-01, Text Amendment
REQUEST: Amendment to the Fountain Inn Zoning Ordinance
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, July 17, 2025 – 6:00PM

1. Call to Order

Chairman Stoddard called the meeting to order at 6:00PM.

Chairperson Stoddard and Commissioners McCraw, Flint, Armstrong, DeRoberts, Pease, and Ellisor were in attendance.

A quorum was established.

2. Hearing Procedures/Regulations

a. Chairman Stoddard went over the procedures for the meeting.

3. Approval of Minutes

a. Commissioner Ellisor made a motion to approve the minutes from Thursday, June 18, 2025. Commissioner McCraw seconded the motion. The motion carried 7-0.

4. Public Hearings

a. DOCKET NUMBER: SP-2025-05
APPLICANT: Lauren Garren, Thomas & Hutton
TAX MAP: Tax Map #0350000100405, 0350000100406, 0350000100407, 0350000100301, 0350000100104, 0350000100300, 9040201001
EXISTING ZONING: C-2 (Commercial), I-1 (Industrial), & R-12 (Residential)
REQUEST: Final Development Plan

Staff presented the case.

Lauren Garren provided further details on the request.

There were general questions and comments from the Commission.

The floor was opened for public comment.

There were no public comments.

The floor was closed for public comment.

Staff made a recommendation for approval.

Commissioner Flint made the motion to approve SP-2025-05. Commissioner DeRoberts seconded the motion. The motion carried 7-0.

b. DOCKET NUMBER: SP-2025-06, Sanctuary at Quail Run
APPLICANT: Blackstone Development, Seth Henry
LOCATION: 100 & 806 Main St.
TAX MAP: Tax Map # 0341000100200 & 0341000100400
EXISTING ZONING: R-15, Residential
REQUEST: Preliminary Plat

Staff presented the case.

Waverly Wilkes expanded on the request, providing further insight into the details.

There was discussion regarding fencing, screening, sidewalk connectivity, grading, signage, and coordination with neighboring properties.

The applicant confirmed the proposed street names – Hummingbird Way, Woodpecker Lane, and Webler Place.

There was discussion regarding the need for a parking pull-off near the mailbox cluster, and the applicant agreed to add one if necessary.

The floor was opened for public comment.

Kelly Olson, residing at 311 Quail Run Circle, expressed concerns about soil contamination, tree removal, traffic, wildlife disruption, and stormwater runoff, requesting access to related environmental and soil reports.

Tom Dodd, residing at 106 Village Vista Drive, raised concerns about tree removal, wildlife displacement, soil conditions, and asked for more information from the developer.

Ashley Riddle, residing at 600 Gulliver Street, voiced concerns about overdevelopment and increased traffic, emphasizing the need to preserve Fountain Inns' small-town atmosphere.

Mike Tate, residing at 422 Quail Run Circle, voiced concerns about past contamination on the property and potential health impacts from construction dust.

Mike Bachelor, residing at 104 Village Vista Drive, raised issues about stormwater runoff and asked to be kept informed as the project moves forward.

Pam Riddle, residing at 600 Gulliver Street, urged preserving large trees, protecting wildlife habits, and holding developers accountable for their promises on buffers and water management.

Duston Crew, residing at 424 Quail Run Circle, raised concerns about chemical spills and tree removal near his property, and asked about soil testing and water runoff controls.

William Zimmerman, residing at 202 Quail Run Circle, asked about potential drainage issues affecting his yard and questioned how the subdivision signage would be handled to avoid confusion.

Heather Karu, residing at 424 Quail Run Circle, shared concerns about traffic safety and potential contamination on the site.

Amy Cox, residing at 426 Quail Run Circle, requested more transparency from the developer and expressed concerns about site safety, runoff, and property protection.

Ken Anderson, residing at 303 Quail Run Circle, is worried about emergency access and traffic congestion with the new development.

Charlene Bricker, residing at 210 Quail Run, expressed concern about the entrance placement, road conditions, maintenance responsibility, and project timing.

Robert Delgado, residing at 421 Quail Run Circle, voiced concern that the new development will harm local wildlife and urge protecting natural areas.

Marjorie Dodd, residing at 106 Village Vista, is concerned about the tree removal and buffering near her property and wants clear protection for the natural area.

Colleen O'Hara, residing at 202 Quail Run Trail, is concerned about traffic safety and safety with the new development.

Debbie Bachelor, residing at 104 Village Vista Drive, raised concern about homeowners not being properly notified about the meeting.

Steve Allen, residing at 304 Quail Run, expressed concern about water management, traffic, and contamination related to the development.

Walt Tanner, residing at 326 Quail Run Circle, highlighted key concerns and expressed.

A resident expressed concern about soil safety and asked what's being done to address it.

The floor was closed for public comment.

Staff made a recommendation for approval.

Commissioner Pease addressed some community concerns, mentioning roads, buffering traffic, drainage, and contamination.

City staff, the board, and the developer had discussed various technical, environmental, and planning-related aspects of the proposal. The Commission discussed general concerns related to environmental safety, neighborhood impact, and development requirements, including trees, sidewalks, and buffers.

Chairperson Stoddard proposed making approval conditions on verifying the site is clean, based on the environmental study.

Commissioner Armstrong acknowledged the concerns about possible dumping the property.

Commissioner Pease made a motion to conditionally approve SP-2025-06. Commissioner McCraw seconded the motion. The motion carried 5-2.

5. Adjourn

Commissioner Pease made a motion to adjourn at 7:25PM. Chairman Stoddard seconded. The motion carried unanimously.



AGENDA ITEM

Sept 18, 2025

To: Planning Commission
From: Planning & Development Director, Jason Knudsen
Subject: PZ-2025-02, 400 S Main St.
Meeting Date: September 18, 2025
Type of Agenda Item: Rezoning
Attachments: Zoning Map
Aerial Map
Proposed Ordinance

OWNER(S): Holly Oak Chemical Inc.
AUTHORIZED REP(S): Randall Bentley
LOCATION: 400 S Main St. (Tax Map # 0350000100405).
CURRENT ZONING: I-1 (Industrial)
SIZE OF PROPERTY: Approximately 22.48 acres
REQUESTED ZONING: C-2 (Commercial)

REQUEST

Pursuant to Section 5:9.6, of the City of Fountain Inn Zoning Ordinance, the City of Fountain Inn has received a request to rezone approximately 5.2 acres of 22.48 acres at 400 S Main St. to the C-2, Commercial District. The 5.2 acres will be divided into 2 new parcels of 2.96 acres and 2.24 acres as shown as Exhibit A of the attached ordinance.

LOCATION & DESCRIPTION

The property is located at the southwest corner of 418 and S. Main St. It is currently used by Holly Oak Chemical.

PROPOSED ZONING DISTRICT

Per the Fountain Inn Zoning Ordinance, "this district is established to provide goods and services for the convenience of local residents."

COMPREHENSIVE PLAN

These parcels have the future land use designation of “Commercial Mixed-Use.” The Commercial Mixed-Use designation serves a larger area than a Neighborhood Center and includes larger buildings with a retail anchor store. The area includes typically one anchor store, such as a grocery store with a variety of uses including commercial, service, office, and a mix of residential housing types. It may occasionally include taller buildings (max. 4-5 stories high). Multi-family housing may be integrated as part of mixed use. Higher density housing (e.g. apartments and townhomes) should be located near shopping and services.

PLANNING COMMISSION REVIEW

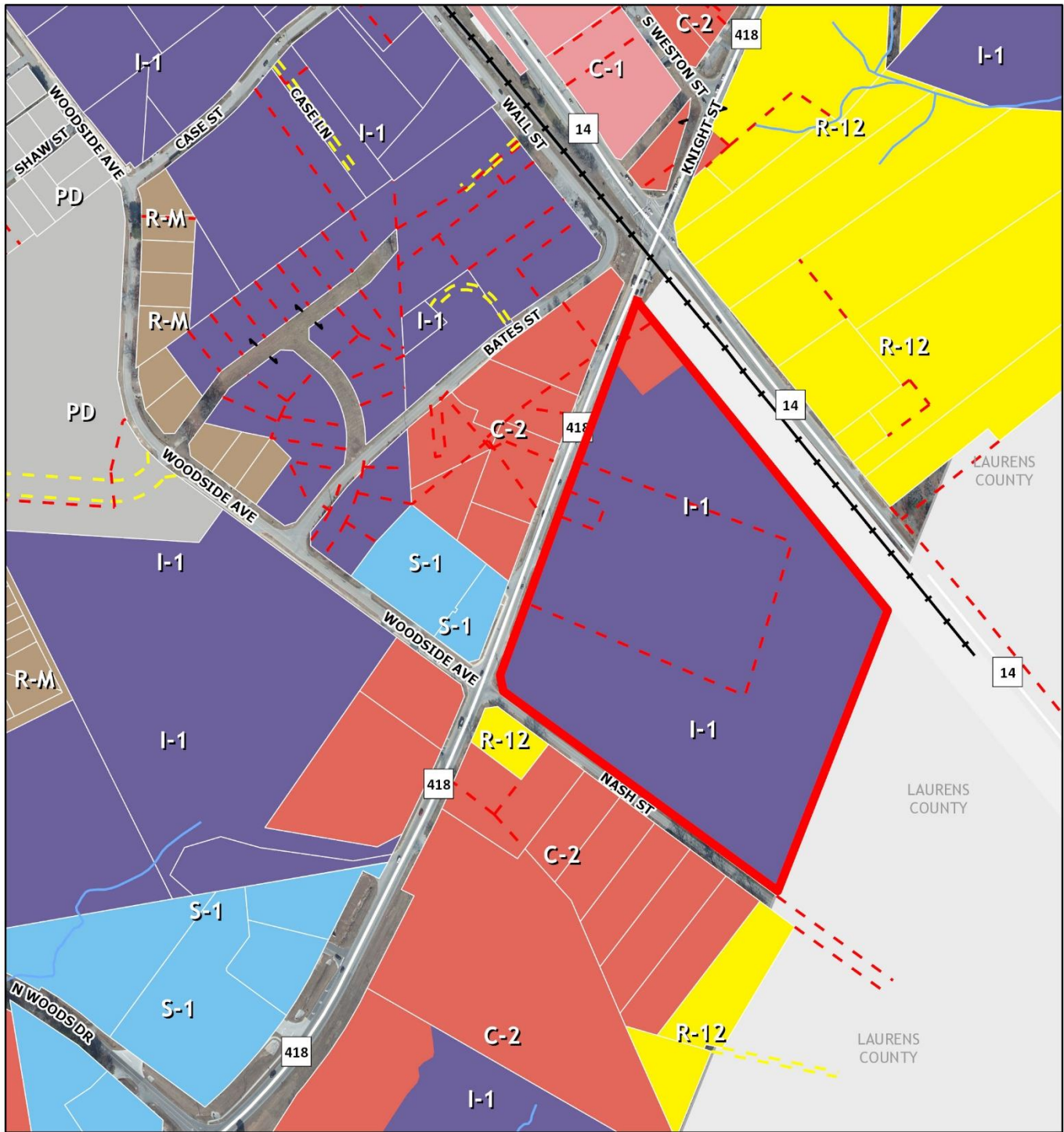
It is the duty of the Planning Commission to review all applications for rezoning and provide the City Council with a recommendation.

STAFF COMMENTS

The Fountain Inn Comprehensive Plan indicates that this parcel should be commercial mixed-use. The partial rezoning of this property helps to meet that future land use designation. 418 is an existing commercial corridor further supporting this rezoning. Staff recommends approval of the rezoning to the C-2 district.

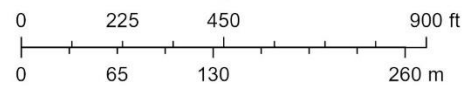
RECOMMENDED MOTION: I move that the Planning Commission recommend approval of PZ-2025-02 as presented.

GREENVILLE COUNTY ZONING MAP



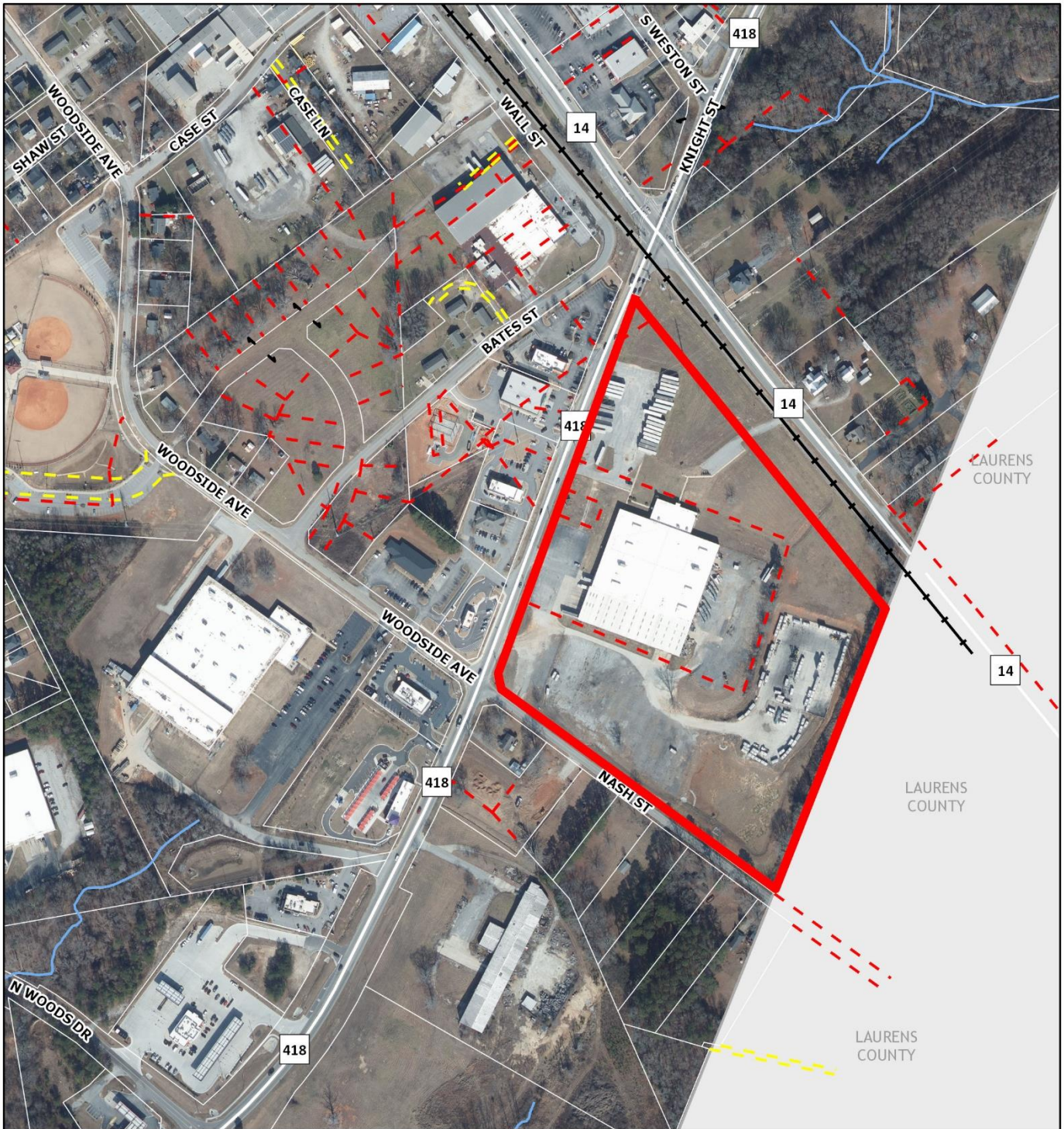
September 10, 2025

1:4,800

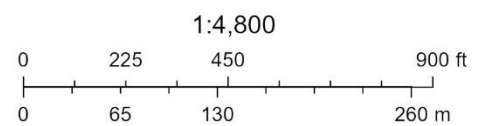


Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division

AERIAL MAP



September 10, 2025



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF A PPORTION OF THE PROPERTY DESCRIBED IN THIS ORDINANCE (400 S MAIN STREET).

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, the Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after duly considered same and the receiving a staff report voted to recommend the approval of the re-zoning request from I-1: Industrial District to C-2: Commercial District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That a portion of the real property referred to herein is described fully in Docket Number PZ-2025-02 and being a portion of the property now or formerly of Greenville County Tax Map 0351000100900, located in the City of Fountain Inn, South Carolina and more fully described as Parcel "B" (2.94 acres) and Parcel "C" (2.21 acres) on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2. The Property is hereby rezoned from I-1: Industrial District to C-2: Commercial District.

SECTION 3. This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING NOVEMBER 13, 2025.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: October 09, 2025
Second Reading / Final Approval: November 13, 2025



AGENDA ITEM

Sept 18, 2025

To: Planning Commission
From: Planning & Development Director, Jason Knudsen
Subject: PZ-2025-03, 201 Chevy Drive
Meeting Date: September 18, 2025
Type of Agenda Item: Rezoning
Attachments: Zoning Map
Aerial Map
Proposed Ordinance

OWNER(S): Hal Helms
AUTHORIZED REP(S): Justin Bentley
LOCATION: 201 Chevy Drive (Tax Map #'s 0337000100800 & 0337000100805).
CURRENT ZONING: C-2 (Commercial)
SIZE OF PROPERTY: Approximately 4.8 acres
REQUESTED ZONING: S-1 (Service)

REQUEST

Pursuant to Section 5:9.6, of the City of Fountain Inn Zoning Ordinance, the City of Fountain Inn has received a request to rezone approximately 4.8 acres at 201 Chevy Dr. to the S-1, Service District.

LOCATION & DESCRIPTION

The property is located at 201 Chevy Drive. The site was previously occupied by a forklift equipment and supplies business.

PROPOSED ZONING DISTRICT

Per the Fountain Inn Zoning Ordinance, "this district is established to provide goods and services for the convenience of local residents."

COMPREHENSIVE PLAN

These parcels have the future land use designation of “Commercial Mixed-Use.” The Commercial Mixed-Use designation serves a larger area than a Neighborhood Center and includes larger buildings with a retail anchor store. The area includes typically one anchor store, such as a grocery store with a variety of uses including commercial, service, office, and a mix of residential housing types. It may occasionally include taller buildings (max. 4-5 stories high). Multi-family housing may be integrated as part of mixed use. Higher density housing (e.g. apartments and townhomes) should be located near shopping and services.

PLANNING COMMISSION REVIEW

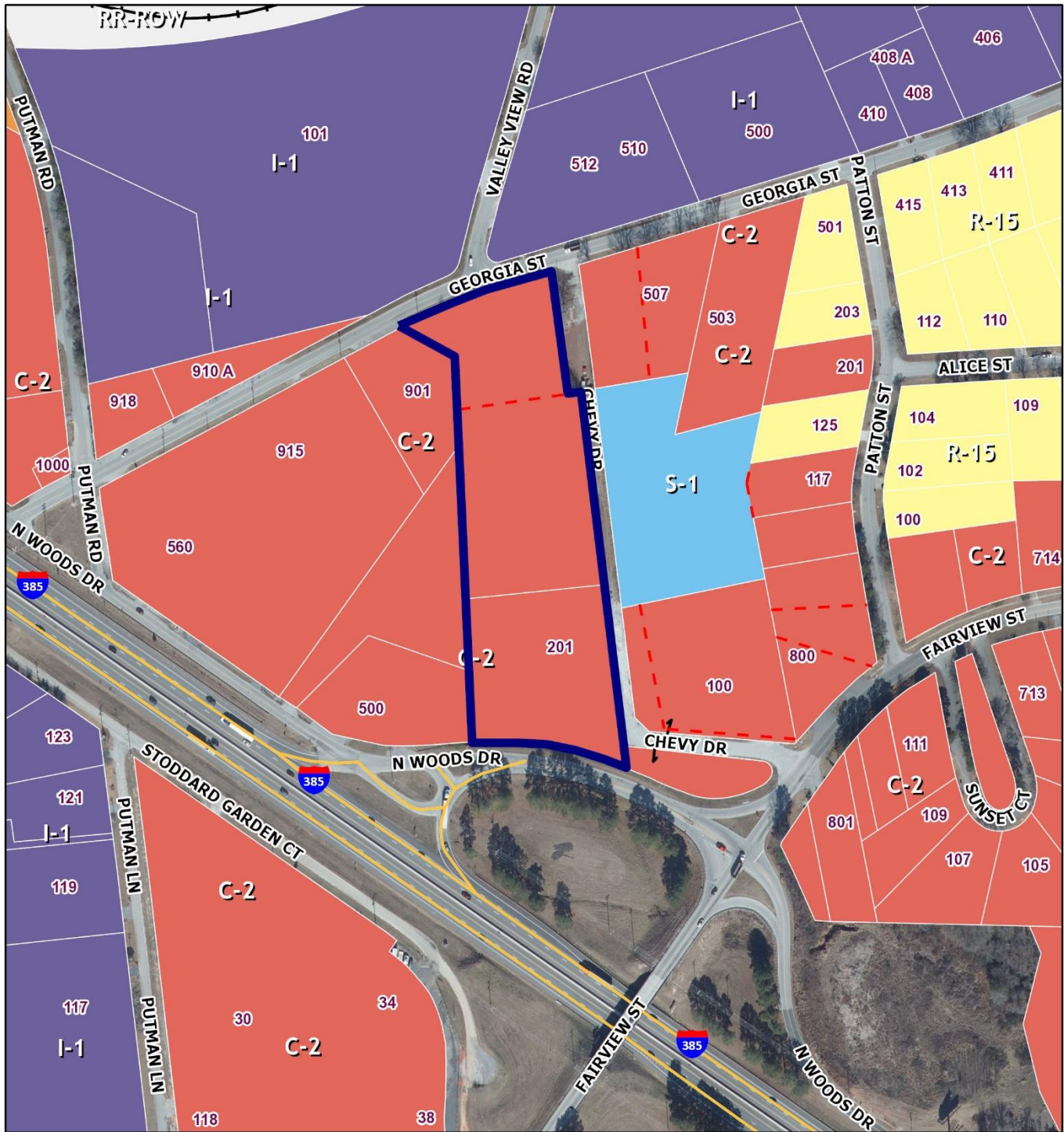
It is the duty of the Planning Commission to review all applications for rezoning and provide the City Council with a recommendation.

STAFF COMMENTS

The Fountain Inn Comprehensive Plan indicates that this parcel should be commercial mixed-use. This includes service uses. Staff recommends approval of the rezoning to the S-1 district.

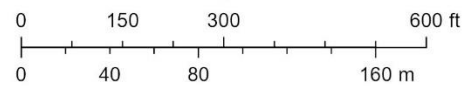
RECOMMENDED MOTION: I move that the Planning Commission recommend approval of PZ-2025-03 as presented.

GREENVILLE COUNTY ZONING MAP



September 10, 2025

1:3,200



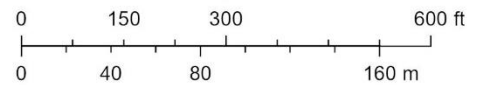
Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division

AERIAL MAP



September 10, 2025

1:3,200



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY DESCRIBED IN THIS ORDINANCE (201 CHEVY DRIVE).

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, the Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after duly considered same and the receiving a staff report voted to recommend the approval of the re-zoning request from C-2: Commercial District to S-1: Service District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number PZ-2025-03 and is located at 201 Chevy Drive, containing approximately 4.8 acres Greenville County Tax Map 0337000100800 & 0337000100805, located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2. The Property is hereby rezoned from C-2: Commercial District to S-1: Service District.

SECTION 3. This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING NOVEMBER 13, 2025.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: October 09, 2025
Second Reading / Final Approval: November 13, 2025



AGENDA

Sept 18, 2025

To: Planning Commission
From: Planning & Development Director, Jason Knudsen
Subject: TX-2025-01, Zoning Ordinance Text Amendment
Meeting Date: September 18, 2025
Type of Agenda Item: Text Amendment to the Zoning Ordinance
Attachments: Proposed Code Changes

REQUEST

The mayor is proposing a change to the Fountain Inn Zoning Ordinance. Council will be conducting first reading during their September 11th meeting. During the September Commission meeting, staff will provide the Commission with the details of that meeting.

Per the City's Zoning Code, a home occupation can be permitted in any Residential District if it meets the requirements of Section 8:1(a) through 8:1(g).

Section 8:1(c) currently states, No display of merchandise shall be visible from the street. There shall be no outside storage of equipment, vehicles, or supplies associated with the home occupation.

Ordinance TX-2025-01 would add the following provision to Section 8:1(c): For the purposes of this Section 8:1(c), products grown naturally, including, but not limited to, vegetation, and/or animal products, shall not be "supplies."

STAFF COMMENTS

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

**CITY OF FOUNTAIN INN, SOUTH CAROLINA
ORDINANCE TX-2025-01**

**AMENDING VARIOUS PORTIONS OF SECTION 8:1(C) OF APPENDIX
A (ZONING) OF THE CITY CODE OF ORDINANCES OF THE CITY OF
FOUNTAIN INN, SOUTH CAROLINA, 1992, AS AMENDED (“CITY
CODE”); AND INVOKING PENDING ORDINANCE DOCTRINE.**

WHEREAS, the City Council (“Council”) of the City of Fountain Inn (“City”) finds:

(a) there appear to be conflicting setback requirements in the “The Code of Ordinances of the City of Fountain Inn, South Carolina, 1992” with the enactment of this Ordinance; and

(b) the Council desires to remove certain setback requirements and clarify language and provide for revised references across all provisions of the City Code;

NOW, THEREFORE, the Council ordains:

1. Amendment. Section 8:1(c) of Appendix A of the City Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

No display of merchandise shall be visible from the street. There shall be no outside storage of equipment, vehicles, or supplies associated with the home occupation. For the purposes of this Section 8:1(c), products grown naturally including, but not limited to, vegetation, and/or animal products shall not be considered “supplies.”

2. Codification. The City shall codify the contents of this Ordinance, online as soon as practicable and in print as part of the City’s next, regular, re-codification of the City Code as and if next codified.

3. Reservation to City. The City reserves the right to repeal or amend this Ordinance, at any time, from time to time, as often as the City, in its sole discretion, deems appropriate.

4. Severability. If any part of this Ordinances is unenforceable for any reason, then the remainder of this Ordinance remains in full force and effect.

5. Pending Ordinance Doctrine; Effective Date. The “Pending Ordinance Doctrine,” as described and applied by the South Carolina Supreme Court in *Sherman vs. Reavis*, 273 S.C. 542, 257 S.E.2d 735 (1979), and as adopted and applied by South Carolina courts in other decisions, is adopted and declared to be in full force and effect in the City with respect to application of any City planning, zoning, and development matters, including the matters contained in this Ordinance. As a result, this Ordinance shall be deemed to be applicable at and after first reading.

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CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Root Law LLC

First Reading: September 11, 2025
Second Reading / Final Approval: October 9, 2025