



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, April 16, 2026 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Planning Commission Meeting Minutes from March 19, 2026
 - b. Planning Commission Meeting Minutes from February 19, 2026
3. Public Hearing(s)
 - a. DOCKET NUMBER: SP-2026-01
APPLICANT: Raby Properties, LLC
LOCATION: Speedway Drive
TAX MAP: Tax Map # 0354000100308
EXISTING ZONING: FRD
REQUEST: Major Change to PD/FRD
 - b. DOCKET NUMBER: PZ-2026-01
APPLICANT: Alicia Jordan
LOCATION: 701 Fairview Street
TAX MAP: Tax Map # 0337000109000
EXISTING ZONING: GR-1
REQUEST: Rezoning to C-2
 - c. DOCKET NUMBER: AXZ-2026-03
APPLICANT: City of Fountain Inn
LOCATION: 1587 Scuffletown Road
TAX MAP: Tax Map # 0555010102211
EXISTING ZONING: R-S/Unzoned (County)
REQUEST: Annexation and rezoning to R-C
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, March 19, 2026 – 6:00PM

1. Call to Order

Chairperson Stoddard called the meeting to order at 6:00PM. Chairperson Stoddard, Commissioner Pease, and Commissioner Ellisor were all in attendance. Quorum was not established.

Chairperson Stoddard acknowledged the Commission could not conduct business this night, and the agenda items will be carried to the next meeting on April 16, 2026.

At 6:01pm, Chairperson Stoddard considered the Commission adjourned and dismissed.

Minutes

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, February 19, 2026 – 6:00PM

1. Call to Order

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

2. Adoption of 2026 Rules of Procedure

- a. Commissioner DeRoberts made a motion to approve the Rules of Procedure. Commissioner Ellisor seconded. The motion carried 6-0.

3. Election of Officers

- a. The nomination for Chairman Stoddard to be the Chair was made by Commissioner McCraw. Commissioner DeRoberts seconded. No further nominations were made. The motion carried 6-0.
- b. The nomination for Commissioner Pease to be Vice Chair was made by Commissioner DeRoberts. Commissioner Ellisor seconded. No further nominations were made. The motion carried 6-0.

4. Adoption of 2026 Meeting Calendar

- a. Commissioner Ellisor made a motion to approve the 2026 meeting calendar. Chairman Stoddard seconded. The motion carried 6-0.

5. Minutes

- a. Commissioner Ellisor made a motion to approve the minutes from Thursday, December 18, 2025. Commissioner McCraw seconded the motion. The motion carried 6-0.

6. Public Hearings

- a. DOCKET NUMBER: AXZ-2026-02
APPLICANT: Timberland Holding Company, LLC
TAX MAP: Tax Map #0554010100900
#0554010100902
#0554020100410
#0554020100600
#0554010101601
EXISTING ZONING: PD (Greenville County)
REQUEST: Annexation & Re-Zoning to FRD

Staff presented the case.

1st witness – Jeff Drummond, Timberland Holding Company (affiliated since 2012). Gave a brief history of the property ownership, introduced team.

2nd witness – Bruce Aughtry, McWillie Properties
+/-10 year build out, sought developers for upscale high-end development.

3rd witness – Lori Milam, Land Design
Property centered around Harpers Folly Lake, bisected by Bethany Road. Previous PD approval with Greenville County of 777 acres, 2.4 units per acre (1865 homes) and 540,000 sq ft of commercial. PD approval came before conservation district, therefor exempt. Timeline: spring of 2007 approved under county; spring 2024 COFI adopts INNvision plan, has improved land use plan; spring 2025 Land Design & Blue Water Civil engaged for Ottaray site planning and entitlement. Chairman Stoddard asked for clarification regarding planned development vs master planned development. Master planned development – look at entire tract and decide what is best (access, topography, frontage, best sizes for lots, how can it be phased to correspond to infrastructure). Guiding principles – balance in nature, small town character, community connection. +/-25% open space and +/-15% tree save. Project divided into five pods that corresponds to land use and density. Maintain 2.4 units per acre overall, density does vary by pod. 1,627 units sf, 350 units multifamily.

4th witness – Paul Harrison, Blue Water Civil Design
Spoke to the infrastructure. Sewer provided by Metro. Existing 21” gravity sewer main extended to service property. Greenville Water service area. Lee Vaughn Road and east Georgia and White Drive have mains. Duke Energy will serve. Fountain Inn Natural Gas will serve. Spectrum & AT&T will provide cable/internet. New impact study for traffic completed late 2025 for this current proposal. 7 new traffic signals anticipated. Widening anticipated for County roads (White Drive). Commissioner Pease asked about Bethany Road, which is a State road. Chairman Stoddard asked if discussions were held with DOT regarding ingress and egress. Harrison confirmed that they did speak to them, and still needs to go through encroachment permit process for any driveway off State roads, and can always add additional comment. Chairman Stoddard asked for clarification from the traffic engineer to discuss what the study actually discovered.

5th witness – Jeff Ingam, Access Engineering
Traffic counts taken at all intersections. Study identifies current levels of service, delays, project new traffic at each one before & after. Required to bring intersection back to level of service if development wasn't in place. All-way-stop intersections need intersections, turn lane improvements, will need function pattern improvements. Chairman Stoddard asked which was the worse intersection, to which Ingam answered the all-way stop at Lee Vaughn and Scuffletown.

Commissioner Pease raised a question regarding the traffic study table 3, and the volume anticipated leaving the site. McCraw noted report says 24,000 daily trips. Jeff noted peak hours typically 10% of that.

Paul Harrison returned to podium and summarized.

Lori Milam returned to the podium to wrap up the presentation.

Chairman Stoddard asked with open space currently designed, is it required, and on the original Greenville County plan. UDO is 15%, they're at 25%. GC 30% required 25% proposed. How will lake be protected during development? Streams and lake have buffer, regulated by Greenville County, need to adhere to requirements (50' protected stream buffer). Floodplain comes out farther than buffer in some areas, very limited to what one can do in that area. Lake has floodplain as well. There was a question about including something property of Scuffletown overlay? Any designated rural scenic roads, county designate undisturbed buffers (Lee Vaughn, Bethany) predetermined set distance (150'). Where is the starting point/pod? Development team not yet selected, who will ultimately make that choice based on findings of TIA. Lake? No private lots on lake, very limited if any house frontage. Stutts asked for elaboration on Main Street. Flexibility for developer to come in. Most uses are community-supporting retail. Pod C would contain this area. Entry off Lee Vaughn, scenic entry, has potential for higher density and retail 1-2 stories. Commission McCraw asked about a 150-room hotel – is that the plan to put one there? Milam said not yet, but added to SOI. Commissioner Pease asked if SOI is set in concrete or not. Milam stated that based off feedback, permitted uses can be re-visited.

Jeff Drummond returned to podium for closing and thanks.

7:14pm public portion opened.

Members of the public did not spell their names. Accuracy is not guaranteed.

Steve Ramirez, 412 Leigh Creek Drive. Spoke to traffic concerns.

Lynn Ramiez, Copper Creek community. Spoke to traffic concerns.

Catherine Bucci, 8 Bromley Way. Adjacent to Pod C, will pull out of community and be faced with commercial properties.

Aaron Hood, ward 6. Approving annexation would create financial consequences. Extend police, sanitation, potentially fire. Road resurfacing costs won't be covered by tax revenues.

Ray Monaham, Carolina Property Owner Association. Wants to see annexation strips.

Andy Sloane, Jones Mill Road. Does the proposal follow comp plan? Framework adopted to guide responsible growth. It is functionally separate from City. Narrow connection used to connect distant tract is not outward growth. Plan calls for orderly connection, not fragmented. Compatibility, large development is not gradual.

Michelle Romaldo, no address. 2.5 homes per acre? How about 2.5 acres per home? Bring it down, no townhomes. What about the wildlife?

Caroline Hughes, southern Greenville county ag comm. 100 acre farm in family abuts property on White Drive. Concerned by size, unprecedented large project. County's land report only 6% designated agricultural, why are we destroying it now.

Barrow Wary, husband of above. How it would affect family farm. Pollutes water, soil, and air. Wildlife driven off. Traffic on inadequate infrastructure. More crime and trespassing.

Danielle Masic, Copper Creek. Notes there are two entrances in and out of Copper Creek, and cannot get out of their development as it is. A hotel (permitted in statement of intent) seems useless in the Five Forks area.

Aaron Rupe, council member in Simpsonville. Spoke to increase in traffic volume being pushed into Simpsonville.

Paul Katalinic, 218 White Drive. Didn't hear mention of flooding on White Drive during traffic testimony.

Shawna Sherley, Stewart Road off of Bethany. "getting swallowed up." Lost dark sky and quiet. Livestock and traffic concerns. Living in a perpetual construction zone.

Troy Lacolla, 207 Satterfield Road (southernmost). Acknowledges we cannot stop growth. Fears County might not be the best option. Planning Commission is working with what's in front of us. Existing roads from State and County are bad. Asks we look at this and do this the best way.

Kelly Center, no address. Asks if the Planning Commission knows what demographic they are talking to. People are okay with growth but not luxury. Doesn't believe traffic study, Lee Vaughn is a cut through road. Build something that fits into environment. Current proposal only attracts transients, people from the north coming to the south.

Nancy Garrison, 164 Garrison Acrean Drive. Can developer produce extensions of approvals from Greenville County? Can vested rights stay valid after 19 years?

Application missing mandatory signature? One of two signatures of joint tenant property missing? Strip not surveyed and recorded? States petition should be legally void.

Ross Stout, 410 Lee Vaughn Road. No one talked to him. But someone is putting a traffic light near his property. Impact to that road. Deer population will be decimated.

Susan Jennings, 244 White Drive. Concerns over liability for manmade dam breaking in the future. Spoke additionally about traffic. Concerns with emergency response time due to existing road conditions. Took 45 minutes to come to this meeting.

Shane Forrestering, 256 Canterbury Trail. Spoke to traffic concerns. Howard intersection not mentioned in traffic study.

Alex, off Weston and owns property on Bethany Road. Spoke to response time of emergency vehicles. How many more officers do we need?

Dennis, no address. Against high density.

Ryan, 2418 E Georgia across from annexation. Concerned with public safety availability, budget, strain on services.

[no name or address given]. Massive expansion of land, long term financial strain. Highlights strong public response. Petition gathered 1900 signatures in a week, 77% claims are local zip code. Long term burden. Infrastructure and traffic permits. Encroachment permit is a scary word.

Greg Foss, 323 White Drive. Agrees with traffic concerns before. Stressed that current proposal is to make lake public, reiterated current, suggesting that means it can change. Schools are at capacity.

Jonathan Holmes, 1425 Jones Mill Road. Questions spreading out city. Who is it benefiting. Repeats Simpsonville Council Member stressing impact on them. Concerned with long-termed planning.

Rebecca Foss, White Drive. Seems like an overreach. Seems nice on paper but a nightmare.

Susan Jennings returned to the podium, and mentioned there were 80 to 100 people waiting to speak outside. Would it not be appropriate to give them an opportunity to let them speak to commission?

Fire Marshal confirmed people waiting outside were able to make their way into the room and make their comments.

8:17pm public portion closed.

Jason Knudsen made a note once public closed, gives applicant opportunity to make closing statements, which they waived.

Jason Knudsen recommends approval to planning commission. Applicant did a good job explaining findings of traffic study. Utilities are available to service the property, gravity sewer and not septic systems. School district has been aware of this development since 2007 and they have no concerns. Services will be provided. New fire station in vicinity coming soon. Possible police substation.

Chairman listens for motion on the application
McCraw
Stoddard

Final comments from commission?

McCraw – general thoughts and questions for developer. Most people in public do not live in city limits of Fountain Inn, so proposal fees “out there.” Traffic lights versus roundabouts. Connectivity concerns and emergency response.

Pease – is it following our guiding documents? Per staff, property in question is included in future plan and proposal is following it. Applicant is going beyond UDO requirements. This is a new subdivision of a quality we have not seen before. What about the questions about legal connections? Lawyers have already made a decision that they are. Development is coming. Can’t stop. Just manage. Staff cares and is managing development.

DeRoberts & McCraw – if it doesn’t move forward in FI, then goes forward in GC

DeRoberts – people are opposing community, or the annexation. This is not a community approval, it is an annexation request.

Jason Knudsen – what’s before us is annexation and re-zoning. Has to be rezoned at time of annexation, we do not have the same zoning designations as Greenville County. We cannot annex without rezoning, because then it would be un-zoned and un-regulated. They are choosing FRD, not PD, which still requires same thing. Statement of Intent and concept and slideshow are all binding documents for development. Planning Commission is making recommendation to Council. Already existing as PD in Greenville County.

Stoddard – tree protection plan required for City? Staff confirmed yes. Made statements about Scuffletown overlay, commends applicant for maintaining vegetative buffers, Greenville County doesn’t have regulations like Fountain Inn UDO has.

Pease asks the Commission to take a roll call vote.

McCraw	No
Armstrong	No
DeRoberts	Yes
Pease	Yes
Ellisor	No
Stoddard	Yes

3-3 vote. Application moves to Council without recommendation in favor or against from Planning Commission.

7. Adjourn

Commissioner McCraw made a motion to adjourn at 8:40PM. Commissioner DeRoberts seconded. The motion carried unanimously.



AGENDA ITEM

March 19, 2026

To: Planning Commission
From: Zoning Administrator, Aaron Blessing
Subject: SP-2026-01, Raby Properties, LLC
Meeting Date: March 19, 2026
Type of Agenda Item: Major Change to FRD
Attachments: Zoning Map
Aerial Map
Site Plan dated January 21, 2026 consisting of one (1) sheet
Statement of Intent, revised January 21, 2026
Application

OWNER(S): Raby Properties, LLC
AUTHORIZED REP(S): Michael Raby
LOCATION: Speedway Drive (Tax Map # 0354000100308)
CURRENT ZONING: FRD
SIZE OF PROPERTY: Approximately 0.96 acres

REQUEST

The City of Fountain Inn has received a request for a major change to a PD/FRD to combine this property with the remainder of the La Vida Phase 1 apartment site on the adjacent parcel (#0354000100306). This 2nd phase will allow the development of two (2) new apartment buildings, one being a two-story 6-unit apartment building and the other being a three-story 12-unit apartment building

LOCATION & DESCRIPTION

The site is presently undeveloped. La Vida Phase 1 was constructed on the 2.364-acre parcel 0354000100306. The proposed Phase 2 will be constructed on the adjacent 0.958-acre parcel 0354000100308, which has been combined with parcel 0354000100306. The total combined area is 3.322 acres. The recombination plat was approved by the City of Fountain Inn Planning & Development on 5-15-25 and was recorded with Greenville County on 5-15-25.

Under this change, an apartment building closest to Speedway Drive will contain six (6) 1-bedroom units within a two-story building closest to Speedway Drive, in an overall footprint of 72'x30'. A second apartment building will be set deeper into the property, containing twelve (12) 2-bedroom units within a three-story building, in an overall footprint of 62'x81'. A total of 41 parking spaces will be provided around these buildings, being accessed internally from the remainder of the La Vida development (Lulz Way, meaning no new access off Speedway Drive).

ZONING DISTRICT

The property was originally developed as a PD under Quillen Manor, a senior living/retired subdivision development. Over the years, there have been departures from the original PD approval, including the existing La Vida apartment buildings which are not age-restricted, as well as the Fountainside Trail townhome development further west along Speedway Drive.

Under the adoption of the Unified Development Ordinance, the property in question has been re-zoned to FRD.

The intent of the Flexible Review District is to provide an option for innovative design and to permit development that cannot be achieved through conventional zoning districts. 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.

PLANNING COMMISSION REVIEW

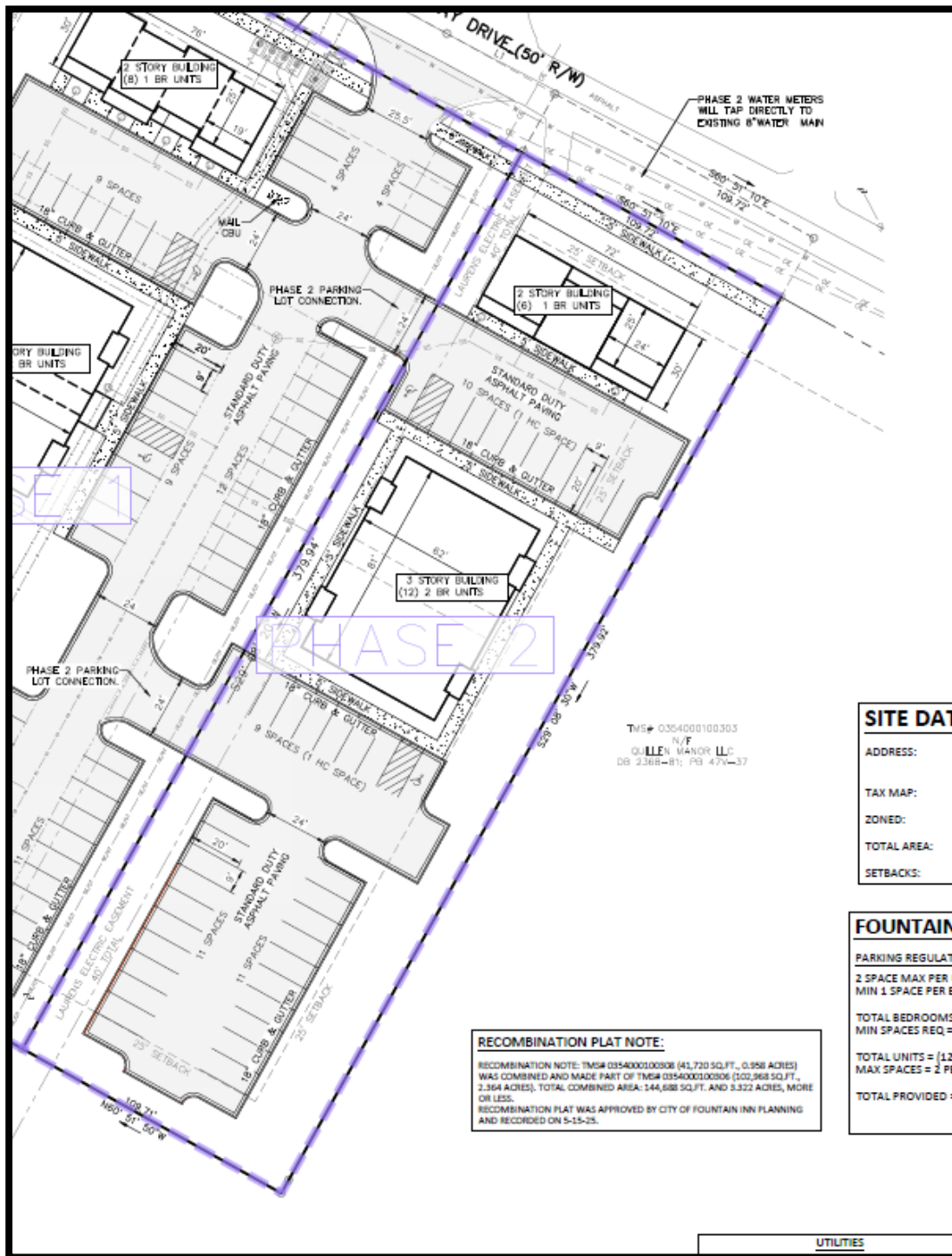
Changes to an approved Concept Plan or Final Development Plan that would significantly alter the basic concept and general characteristics of the district shall require City Council approval in accordance with the Concept Plan procedures established in this Section. After approval of a major change to the Concept Plan by City Council, approval of a Final Development Plan showing such changes must be submitted to the Planning Director for consideration.

STAFF COMMENTS

As mentioned before, the original plan for Quillen Manor has been changed through the years. The proposed development of the two (2) new apartment buildings will utilize the existing access to and from Speedway Drive through the Phase 1 portion of the site, and utilities are already available. Staff is unaware of any issues that may arise from this.

RECOMMENDED MOTION: I move that the Planning Commission recommend approval of the changes proposed in for SP-2026-01.

SITE PLAN



TMS# 0354000100303
 14.1 F
 QUILLÉN MANOR LLC
 DB 2.368-81; PG 4.7V-37

SITE DATA	
ADDRESS:	
TAX MAP:	
ZONED:	
TOTAL AREA:	
SETBACKS:	

FOUNTAIN	
PARKING REGULATIONS	
2 SPACE MAX PER UNIT	
MIN 1 SPACE PER BUILDING	
TOTAL BEDROOMS	
MIN SPACES REQUIRED	
TOTAL UNITS = (12)	
MAX SPACES = 2 PER UNIT	
TOTAL PROVIDED =	

RECOMBINATION PLAT NOTE:
 RECOMBINATION NOTE: TMS# 0354000100306 (41,720 SQ.FT., 0.958 ACRES) WAS COMBINED AND MADE PART OF TMS# 0354000100306 (102,968 SQ.FT., 2.368 ACRES). TOTAL COMBINED AREA: 144,688 SQ.FT. AND 3.322 ACRES, MORE OR LESS. RECOMBINATION PLAT WAS APPROVED BY CITY OF FOUNTAIN IN PLANNING AND RECORDED ON 5-15-25.

UTILITIES



La Vida Apartments

Statement of Intent (Revised 1-21-26)

Property Recombination

La Vida “Phase 1” was constructed on the 2.364-acre parcel 0354000100306. The proposed “Phase 2” will be constructed on the adjacent 0.958-acre parcel 0354000100308, which has been combined with parcel 0354000100306. The total combined area is 3.322 acres. The recombination plat was approved by the City of Fountain Inn Planning & Development on 5-15-25 and was recorded with Greenville County on 5-15-25.

Project Overview

La Vida Apartments is a small apartment home development intended to service the growing community and housing needs in Fountain Inn, SC. The three larger buildings will have 2 bedroom units, and the two smaller buildings will have 1 bedroom and studio style units. Two of the larger buildings and the 8-unit, 1-bedroom building have already been constructed as “Phase 1”. The remaining large building and 6-unit, 1-bedroom building will be constructed as “Phase 2”. There will be 50 units total on the property. The three main buildings are 3 stories in height, and the two smaller buildings are a two-story structure. These units are wood framed with brick veneer (probably painted) and cement fiber (commonly known as Hardie board) siding. Architectural asphalt shingles and low maintenance vinyl, pvc, or aluminum trim will be used for soffits, trim and gutter/downspouts. These materials have been selected for their durability, low maintenance and aesthetic appeal. Color palette is intended to be neutral and widely appealing to potential tenants/renters. The overall intent is to create a desirable space that is visually attractive, well-maintained, and safe. The design team will work with the local building department and the Planning Commission, to ensure that all applicable codes and ordinances are adhered to as put forth by the local Authority Having Jurisdiction.

HOA Community Management

Covenants, Conditions and Restrictions will be developed for the community and enforced by an HOA management company. All common open space areas, and stormwater management will be owned and maintained by the HOA.

Schedule

The Phase 1 buildings are complete and have obtained the Certificate of Occupancy. Pending approval of this application, development of Phase 2 is expected to begin March 2026 and continue through March 2028. We anticipate building construction and sales to continue through 2028.

Public Improvements

There are no planned public improvements. All roadways and structures inside the project will be private. Sidewalk has been constructed along the Phase 1 property frontage parallel to Speedway Drive and will continue across the Phase 2 frontage. The sidewalk is located outside of the ROW and will be privately maintained. Additional private sidewalk will be installed throughout the site to provide access from parking areas to the buildings.



Public Facilities

A new sanitary sewer main has been constructed onsite as a part of Phase 1. The onsite sewer main will also be the connection point for the two new structures' sewer services. The new sanitary sewer main is owned by the City of Fountain Inn. There is an existing 8" water main in Speedway Drive. A new parallel, 6" water main extension has been constructed in the Speedway Drive ROW to serve the water meters for the Phase 1 buildings. The new water services for the two Phase 2 buildings will be tapped onto the existing 8" main in Speedway Drive. The existing water main is owned by Greenville Water. Both utilities have confirmed availability to serve this community. The new sewer and water mains already constructed within the community have been built to public standards and have been turned over to the City of Fountain Inn and Greenville Water.

Landscaping and Screening

The Phase 1 site is fully landscaped and completed. The proposed Phase 2 site will receive landscaping and screening meeting the City of Fountain Inn's Landscape Ordinance and consistent with the current landscaping on the Phase 1 site.

Stormwater Detention

The stormwater detention pond has been constructed as a part of Phase 1. The detention pond will be modified in order to treat the additional area in Phase 2. A maintenance plan will be prepared as part of the stormwater management and erosion control plan. The stormwater detention pond will be maintained in accordance with Greenville County requirements. The pond will be screened and landscaped in accordance with the City of Fountain Inn landscape ordinance.

Planning & Development Department

Physical Address: 200 N. Main Street, Fountain Inn, SC 29644

Email Address: planning.development@fountaininn.org

www.fountaininn.org

Office: 864-531-0644



FOUNTAIN INN
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APPLICATION TO ALTER A FLEXIBLE REVIEW DISTRICT (FRD) OR PLANNED DEVELOPMENT (PD)

WHEN TO USE THIS PROCESS

Use this application to request changes to an existing Flexible Review District (FRD) or Planned Development (PD).

APPLICATION PROCESS

1. Prior to submittal, contact the Zoning Administrator to schedule a meeting or phone conversation about the request. (Contact information above.)
2. Submit this application and associated documents, in PDF format, using the Planning Portal at https://fountaininn_pz.portal.iworq.net/portalhome/fountaininn_pz
3. An invoice will be emailed to the applicant. (fees are non-refundable):
 - Minor Change: \$75.00
 - Major Change: \$100.00
4. **For a Minor Change:**
 - Changes to an approved FRD/PD district that do not significantly alter the basic concept and general characteristics of the district may be approved by the Planning Staff provided that no minor change may be approved by the Planning Staff which is in conflict with specific conceptual considerations previously approved by City Council. Examples of minor changes may include, but are not limited to the following:
 - Reductions in density, signage, or square footage.
 - Increases in landscaping, open space, or setbacks.
 - Minor changes to landscaping, lighting, parking, or signage.
 - Minor changes may allow reorientation of structures, realignment of approved ingress and egress, changes to more restrictive land uses, or shifts in approved density from one area of FRD/PD to another.
5. **For a Major Change:**
 - Changes to an approved FRD district that would significantly alter the basic concept and general characteristics of the district shall be approved by City Council. After approval of a major change by City Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review. Examples of major changes may include, but are not limited to the following:
 - Boundary changes.
 - Decrease in open space.
 - Increase or decrease in number of ingress and egress points.
 - Changes to less restrictive land uses, e.g., residential to commercial.
 - Any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the FRD/PD district.

APPLICATION PROCESS (Cont.)

- The Planning Commission will hold a public hearing where people may speak for or against the request.
 - We are required to advertise the request in accordance with state law. At least 15 calendar days in advance of the hearing, we will post a public hearing sign(s) on the property and will place a legal advertisement in *The Greenville News*.
 - The Planning Commission usually meets at 6 p.m. on the fourth Thursday of the month in the Council Chambers at 300 Wall Street. The calendar for the year is available on our website.
 - Staff will provide a written report regarding the request to the Commission, which may also be posted on the City's website. The report will include your application, supporting documents and an ordinance.
 - You must attend this meeting to present your request and answer questions.
 - At the conclusion of the public hearing, the Planning Commission will make a recommendation to City Council to approve the application as requested, approve it with conditions, or not approve it.

- During a Council Meeting, the City Council will review the request and the Planning Commission recommendation.
 - The City Council usually meets at 6 p.m. on the Second Thursday of the month in the Council Chambers at 300 Wall Street. The calendar for the year is available on our website.
 - Staff will provide a written report regarding the request to the Commission, which may also be posted on the City's website. The report will include your application and supporting documents.
 - You must attend this meeting and may have the opportunity to answer questions.
 - At the conclusion of the agenda item, the City Council may vote to approve the request as presented, approve it with conditions, or not approve it.
 - A vote of two-thirds of the Council members present and voting is required to reject the recommendation of the Planning Commission.

APPLICANT INFORMATION

Primary Applicant Name: Raby Properties, LLC (Michael Raby)

Mailing Address: 311 Haywood Road, Greenville, SC 29607

Phone: [REDACTED] Email: [REDACTED]

Are you the owner of the subject property? Yes No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? _____
- If you are not the owner of the subject property, the property owner must complete the gray box on the following page.

APPLICANT INFORMATION (Cont.)

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Applicant signature: _____ Date: 01/26/2026

This application must be uploaded at https://fountaininn_pz.portal.iworg.net/portalhome/fountaininn_pz by clicking on the "Annexation" icon.

PROPERTY OWNER

Property owner name (authorized representative if corporation): Michael Raby

Mailing Address: 311 Haywood Road, Greenville, SC 29607

Phone: _____ Email: _____

I certify that the applicant listed above has my permission to represent this property in this application.

Signature: _____ Date: 01/26/2026

INFORMATION ABOUT REQUEST

- Name of FRD/PD: La Vida Apartments
- Explanation of Request (be specific):

The adjacent property, (tax map no. 0354000100308) will be combined with the current La Vida Apartments site (0354000100306) and will be developed to include one additional 3-story building with twelve 2-bedroom units and one additional two-story, 6-unit building with 1 bedroom studio units. The new associated parking would be accessed via the existing parking lot onsite. The existing detention pond onsite will be modified to account for the additional development.

SUBMITTAL CHECKLIST

- Revised Preliminary Development Plan (Concept Plan) - The applicant shall submit a revised site plan including the following:
 1. A boundary survey with vicinity map, title block, scale, and north arrow.
 2. Total number of acres of overall site.
 3. Location and orientation of existing and proposed buildings, including square footage.
 4. Primary traffic circulation pattern, including external and internal points of ingress and egress.
 5. Location of parking areas and approximate number of parking spaces per use.
 6. Any such information or descriptions as may be deemed reasonably appropriate for review.

- Revised Statement of Intent - The applicant shall submit a revised report setting forth the characteristics of the FRD/PD district including the following:
 1. A description of the procedures of any proposed homeowners association or other group maintenance agreement.
 2. A statement setting forth the proposed development schedule.
 3. A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
 4. A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.
 5. A statement describing or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.
 6. A statement describing the landscaping and screening of proposed project.
 7. A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.
 8. A statement describing pedestrian access and circulation throughout the project.
 9. Any such information or descriptions as may be deemed reasonably appropriate for review.

Approval shall constitute authority for the applicant to prepare a Final Development Plan. All Final Development Plans in the FRD/PD district will require a site plan review and approval by the Fountain Inn Planning Commission.



0354000100309
N/F
MAIN VENTURE INC
DB 2546-4016
PB 1314-39

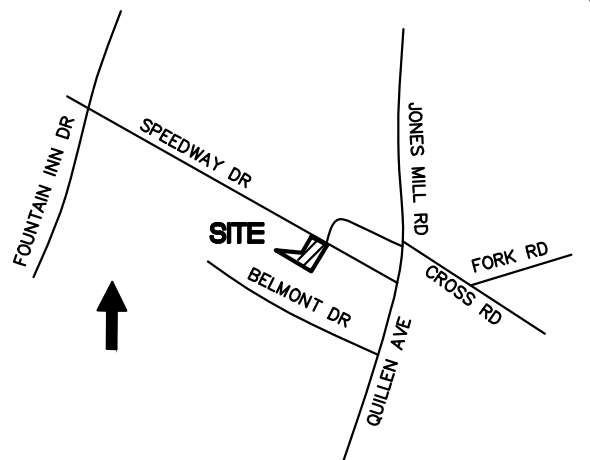
Parcel Line Table		
Line #	Length	Direction
L1	45.82	S60° 52' 20"E

TMS# 0354000100307
N/F
SUNSET VILLAGE
DB 2231-1580
PB 1055-17

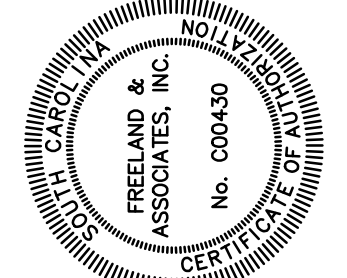
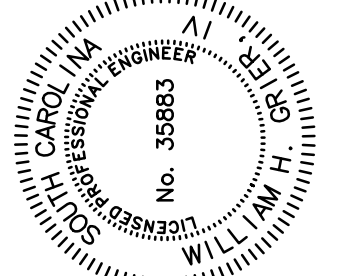
TMS# 0354000100300
N/F
LA CASTALIA FARM IN
DB 1645-1321

LEGEND:

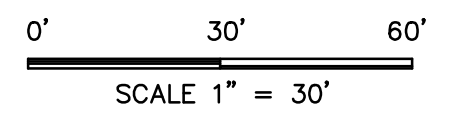
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
TBM	TEMPORARY BENCHMARK
IPF	IRON PIN FOUND
R/W	RIGHT-OF-WAY
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
WM	WATER METER
PIV	PRESSURE INDICATOR VALVE
FH	FIRE HYDRANT
MW	MONITORING WELL
RD	ROOF DRAIN
SDMH	STORM DRAIN MANHOLE
CB	CATCH BASIN
CBG	CATCH BASIN GRATED INLET
CBHG	CATCH BASIN HOODED GRATE
RCP	REINFORCED CONCRETE PIPE
CMF	CORRUGATED METAL PIPE
SSMH	SANITARY SEWER MANHOLE
GMH	GREASE MANHOLE
CO	CLEANOUT
UGMRK	UNDERGROUND GAS MARKER
GV	GAS VALVE
CO	GAS METER
TM	TELEPHONE MANHOLE
T-PED	TELEPHONE PEDESTAL
FOCMR	FIBER OPTIC CABLE MARKER
GP	GUARD POST
—	SIGN
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND ELECTRIC LINE
—	SANITARY SEWER LINE
—	WATER LINE
—	GAS LINE
—	OVERHEAD TELEPHONE LINE
—	UNDERGROUND TELEPHONE LINE
—	STORM DRAIN PIPE
—	FENCE



FREELAND & ASSOCIATES, INC.
ENGINEERS * SURVEYORS
323 WEST STONE AVENUE
GREENVILLE, SC 29609
PHONE: (864) 271-4924
FAX: (864) 233-0315



NO	DATE	DESCRIPTION	BY



REF DEED	2432-593
TAX MAP	0354000100306
DESIGN	BG
DATE	1-21-26
DWG. NO.	75349-SP

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CITY OF FOUNTAIN INN

LA VIDA APARTMENTS
PD PLAN REVISION
1-21-26

C-1



SITE DATA

ADDRESS:	145 SPEEDWAY DRIVE FOUNTAIN INN, SC
TAX MAP:	0354000100306
ZONED:	PD
TOTAL AREA:	3.32 ACRES
SETBACKS:	EXTERIOR - 25'

FOUNTAIN INN PARKING INFO:

PARKING REGULATIONS:
2 SPACE MAX PER UNIT
MIN 1 SPACE PER BEDROOM

TOTAL BEDROOMS = 56 + 30 = 86 BEDS
MIN SPACES REQ = 1 PER BED = 86 SPACES

TOTAL UNITS = (12+12+12+8+6) = 50 UNITS
MAX SPACES = 2 PER UNIT = 100 SPACES

TOTAL PROVIDED = 100 SPACES

RECOMBINATION PLAT NOTE:
RECOMBINATION NOTE: TMS# 0354000100308 (41,720 SQ.FT., 0.958 ACRES) WAS COMBINED AND MADE PART OF TMS# 0354000100306 (102,968 SQ.FT., 2.364 ACRES), TOTAL COMBINED AREA: 144,688 SQ.FT. AND 3.322 ACRES, MORE OR LESS.
RECOMBINATION PLAT WAS APPROVED BY CITY OF FOUNTAIN INN PLANNING AND RECORDED ON 5-15-25.

UTILITIES
SANITARY SEWER: CITY OF FOUNTAIN INN, 862-4421
WATER: GREENVILLE WATER, 864-243-4130
POWER: LAURENS ELECTRIC, 864-682-3141
GAS: FOUNTAIN INN NATURAL GAS, 235-5844
PHONE: BELLSOUTH, 253-0967
CABLE: SPECTRUM, 877-958-7134

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONES X7 PER NFIP FIRM COMMUNITY PANEL NO. 45045C0504E EFFECTIVE DATE: AUGUST 18, 2014

OWNER INFORMATION
RABY PROPERTIES, LLC
311 HAYWOOD ROAD
GREENVILLE, SC 29607
864-365-0983
CONTACT: MICHAEL RABY
EMAIL: mraby@rabyconstruction.com



AGENDA ITEM

April 16, 2026

To: Planning Commission
From: Zoning Administrator, Aaron Blessing
Subject: PZ-2026-01, 701 Fairview Street
Meeting Date: April 16, 2026
Type of Agenda Item: Rezoning
Attachments: Zoning Map
Aerial Map
Proposed Ordinance

OWNER(S): Alicia Jordan
AUTHORIZED REP(S): (above)
LOCATION: 701 Fairview Street (Tax Map # 033700010900).
CURRENT ZONING: GR-1 (Residential)
SIZE OF PROPERTY: Approximately 22,500 square feet (0.51 acre)
REQUESTED ZONING: C-2 (Commercial)

REQUEST

Pursuant to Section 3.2.17 of the City of Fountain Inn Unified Development Ordinance, the City of Fountain Inn has received a request to rezone a +/-0.51 acre parcel located at 701 Fairview Street to the C-2 Commercial District as shown as Exhibit A of the attached ordinance.

LOCATION & DESCRIPTION

The property measures approximately 100'x240' and is located east of the intersection of Fairview Street and Coleman Avenue. The property is currently developed with a detached dwelling structure, garage, and gravel ribbon driveway. Adjacent uses include a church to the east, a chiropractic office to the west, residential uses to the south, and apartments to the north across Fairview Street.

Abutting zoning districts include the C-2 to the west and north, and GR-1 to the east and south.

PROPOSED ZONING DISTRICT

Applicant is requesting C-2 zoning for this property. The application materials provided by the Applicant indicate the intended use of this property is to open a multiple-occupant salon. Per the Fountain Inn Zoning Ordinance, the C-2 district “*is established to provide goods and services for the convenience of local residents and visitors. Permitted uses in the C-2 district include medium to large scale retail, restaurants, offices, services, recreation/entertainment, institutional as well as lodging and some residential types. These areas are typically served by major roadways.*”

COMPREHENSIVE PLAN

This parcel has 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. The Planning Commission shall conduct a public hearing. At the close of the public hearing, the Planning Commission shall consider the following and make a recommendation to the City Council:

- a) Consistency with the Comprehensive Plan
- b) Suitability of the property for proposed and permitted uses
- c) Availability of sanitary sewer, water, stormwater and transportation facilities
- d) Compatibility with the zoning and conforming uses of nearby properties

STAFF COMMENTS

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

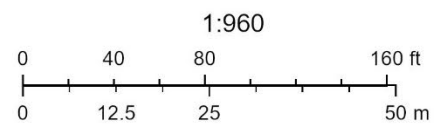
Approval of this rezoning does not constitute approval of any site plan or development proposal. All applicable site plan review and approval requirements must be satisfied prior to development. Should the Commission and Council grant the rezoning request, Applicant should be aware that the change of use from residential to commercial will necessitate site improvements such as improved off-street parking, lighting, landscape buffering, stormwater improvements, etc. as required.

RECOMMENDED MOTION: I move that the Planning Commission recommend approval of PZ-2026-01 as presented.

AERIAL MAP



March 20, 2026



Greenville County GIS, Greenville County GIS Division

APPLICATION PROCESS (Cont.)

- At the conclusion of the agenda item, the City Council may vote to approve the ordinance as presented, approve it with conditions, or not approve it.
 - A vote of two-thirds of the Council members present and voting is required to reject the recommendation of the Planning Commission.
 - If approved, the ordinance will be on the agenda of the following Council meeting for a second, and final, vote.
 - If not approved, the ordinance has failed to pass, and the applicant cannot make the same request for one year.

PROPERTY INFORMATION

Tax map number	Address(es)	Property owner
0337.00-01-090.00	701 Fairview St, Fountain Inn	Alicia Jordan

APPLICANT INFORMATION

Primary Applicant Name: Alicia Jordan

Mailing Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

Are you the owner of the subject property? Yes No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? _____
- If you are not the owner of the subject property, the property owner must complete the gray box on the following page.

APPLICANT INFORMATION (Cont.)

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Applicant signature: Melvin Jordan Date: 3/12/20

This application must be uploaded at https://fountaininn_pz.portal.iworq.net/portalhome/fountaininn_pz by clicking on the "Rezoning" icon.

PROPERTY OWNER

Property owner name (authorized representative if corporation): _____

Mailing Address: _____

Phone: _____ Email: _____

I certify that the applicant listed above has my permission to represent this property in this application.

Signature: _____ Date: _____

INFORMATION ABOUT REQUEST

• Current Zoning District(s): GR-1 Requested Zoning District: C-2

• Explanation of Request (be specific):

I wish to open a multiple occupant salon at the property.

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 (701 FAIRVIEW 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 GR-1: General Residential District to C-2: Commercial District; and

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-2026-01 and is located at 701 Fairview Street, containing approximately 0.51 acres Greenville County Tax Map 033700010900, 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 GR-1: General Residential District to C-1: Commercial District.

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

DONE IN REGULAR MEETING MAY 14, 2025.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

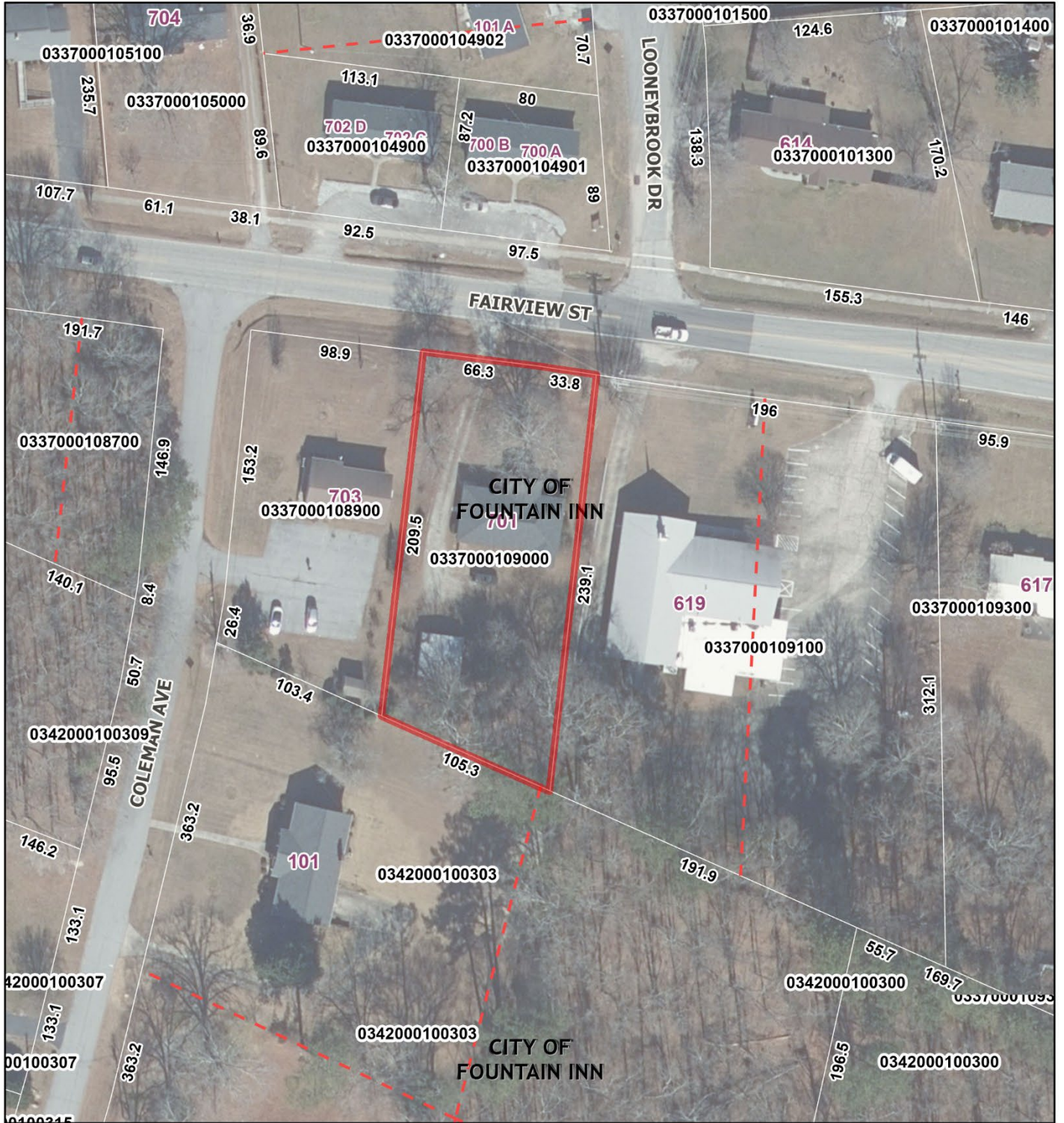
APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

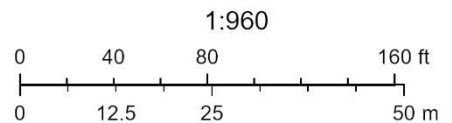
First Reading: May 14, 2026
Second Reading / Final Approval: June 11, 2026

EXHIBIT A

701 Fairview Street



March 20, 2026





AGENDA ITEM

April 16, 2026

To: Planning Commission

From: Zoning Administrator, Aaron Blessing

Subject: AXZ-2026-03, proposed annexation and re-zoning

Meeting Date: April 16, 2026

Type of Agenda Item: Annexation & Re-Zoning

Attachments: Zoning Map
Aerial Map
Photograph of property, notice posted
Draft Ordinance

OWNER(S): City of Fountain Inn

AUTHORIZED REP(S):

APPLICANT(S): City of Fountain Inn

LOCATION: 1587 Scuffletown Road (Tax Map #0555010102211)

CURRENT ZONING: Split, partly R-S & un-zoned (Greenville County)

DESIRED ZONING: R-C, Residential Conservation

COUNCIL WARD: Ward 4 – Phil Clemmer

SIZE OF PROPERTY: +/- 3.3 acres

REQUEST

The City of Fountain Inn has filed a petition requesting annexation into the City pursuant to South Carolina Code of Laws Section 5-3-150.

The Applicant has requested that this tract of land, which is presently split-zoned within Greenville County (split down the middle, R-S on the western half and un-zoned in the eastern half) to R-C (Residential Conservation) within the City of Fountain Inn.

LOCATION & SITE DESCRIPTION

The property in question is entirely bound by other properties within the corporate limits of the City of Fountain Inn. It is situated at the northern corner of Scuffletown Road and Jones Mill Road, consisting of just over three (3) acres which is currently undeveloped & wooded.

Adjacent land uses include Rudolf G. Gordon School to the north which directly abuts the property, Carolina Springs Golf Club to the east across Jones Mill Road, Jones Mill Crossing (a detached single-family residential development) to the west across Scuffletown Road, and other residential uses to the south.

Adjacent zoning districts include R-C to the north (the School), and FRD across each street.

The City intends to develop this property with a new fire station.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the area of this tract of land as "Neighborhood Center." The Neighborhood Center designation is generally located near concentrations existing or planned neighborhoods at key intersections. Neighborhood Centers include neighborhood-serving uses such as small-scale retail or grocery stores, service, and limited office uses; these are typically < 30,000 square feet and may be one- to two-stories high. Uses should be accessible by pedestrian facilities; building, parking, and lighting design should be considered to establish a pedestrian-friendly environment with minimum impacts on existing development. The designation may include a mix of housing types including single-family homes, live/work units or townhomes, house-scaled structures (i.e., duplexes, triplexes, etc.) as part of a planned development.

ZONING DISTRICT

Per Article 4 of the Fountain Inn Unified Development Ordinance, the R-C District includes agriculture and other rural uses as well as low-density residential development in established residential areas and areas that are rural in character. Development should be integrated into the natural landscape, respectful of adjacent agricultural uses, and intentionally designed to preserve trees and protect natural resources. Residential development includes homes on large lots or Open Space Residential Development with low overall density.

"Public Safety Facilit[ies]" (a police station, fire station, ambulance service facility, or other emergency medical service facility") are permitted by right in the R-C district.

PLANNING COMMISSION REVIEW CRITERIA

When the Planning Commission reviews an annexation request, it looks at how the proposal fits into the City's long-term growth plans. The goal is to make sure the annexation supports safe, healthy, and convenient development that benefits the community. Decisions are based on studies of current conditions and future needs, and they follow state laws that guide land use and zoning. The Commission also checks that the proposed zoning matches surrounding areas and that any additional approvals required by City ordinances are addressed.

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 finds that this requested zoning change is consistent with the continuing vision for this area. Staff is not aware of any aspect of annexing and rezoning this property that would negatively impact the public health, safety, and welfare of neighboring properties.

RECOMMENDED MOTION: Staff recommends the Planning Commission approve of the requested annexation and rezoning for agenda item AXZ-2026-03.

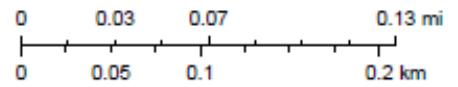
ZONING MAP



3/20/2026

1:4,819

- | | |
|--------------------------------------------------------------------|------------------------------------------------------------------------|
| Proposed Fountain Inn Zoning | Existing Fountain Inn Zoning |
| ■ R-C: Residential Conservation | ■ PD - Planned Development |
| ■ FRD: Flexible Review District | ■ R-15 - Single-Family Residential |



World_Hillshade

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS,

PROPERTY POSTED – March 17, 2026



ORDINANCE

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF THE PROPERTY DESCRIBED HEREIN TO THE CITY LIMITS OF THE CITY OF FOUNTAIN INN; TO ESTABLISH A ZONING CLASSIFICATION THEREFOR; TO ASSIGN THE ANNEXED PROPERTY TO A COUNCIL WARD; AND OTHER RELATED MATTERS (located at 1587 Scuffletown Road).

WHEREAS, The City of Fountain Inn, has filed a proper petition with the City using the 100 percent petition method concerning those parcels or tracts of land, which property is contiguous to the City limits petitioning for annexation of said property to the City of Fountain Inn under the provisions of South Carolina Code Annotated section 5-3-150-(3) and described as follows:

ALL those certain pieces, parcels or tracts of land containing approximately 3.3 acres, being on Scuffletown Road and Jones Mill Road in Greenville County, South Carolina, and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

GREENVILLE COUNTY TMS # 0555010102211

WHEREAS, it appears to the City Council that annexation would be in the best interest of the property owners and the City; and

WHEREAS, the notice and public hearing requirements of South Carolina Code Annotated section 5-3-150 have been complied with:

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

Section 1. **ANNEXATION:** That the property herein described is hereby annexed to and becomes a part of the City effective on the date of the passage of this Ordinance.

Section 2. **ZONING CLASSIFICATION:** The property herein described is hereby assigned the zoning classification of R-C: Residential Conservation.

Section 3. **DISTRICT ASSIGNMENT:** The described property shall be assigned to City Council Ward 4.

Section 4. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

Section 5. **AUTHORIZATION.** The Mayor, the City Administrator, and the City Clerk, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to affect the actions authorized by this Ordinance in accordance with the conditions herein set forth.

Section 6. **EFFECTIVE DATE.** This Ordinance shall be effective upon second and final reading by the City Council.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

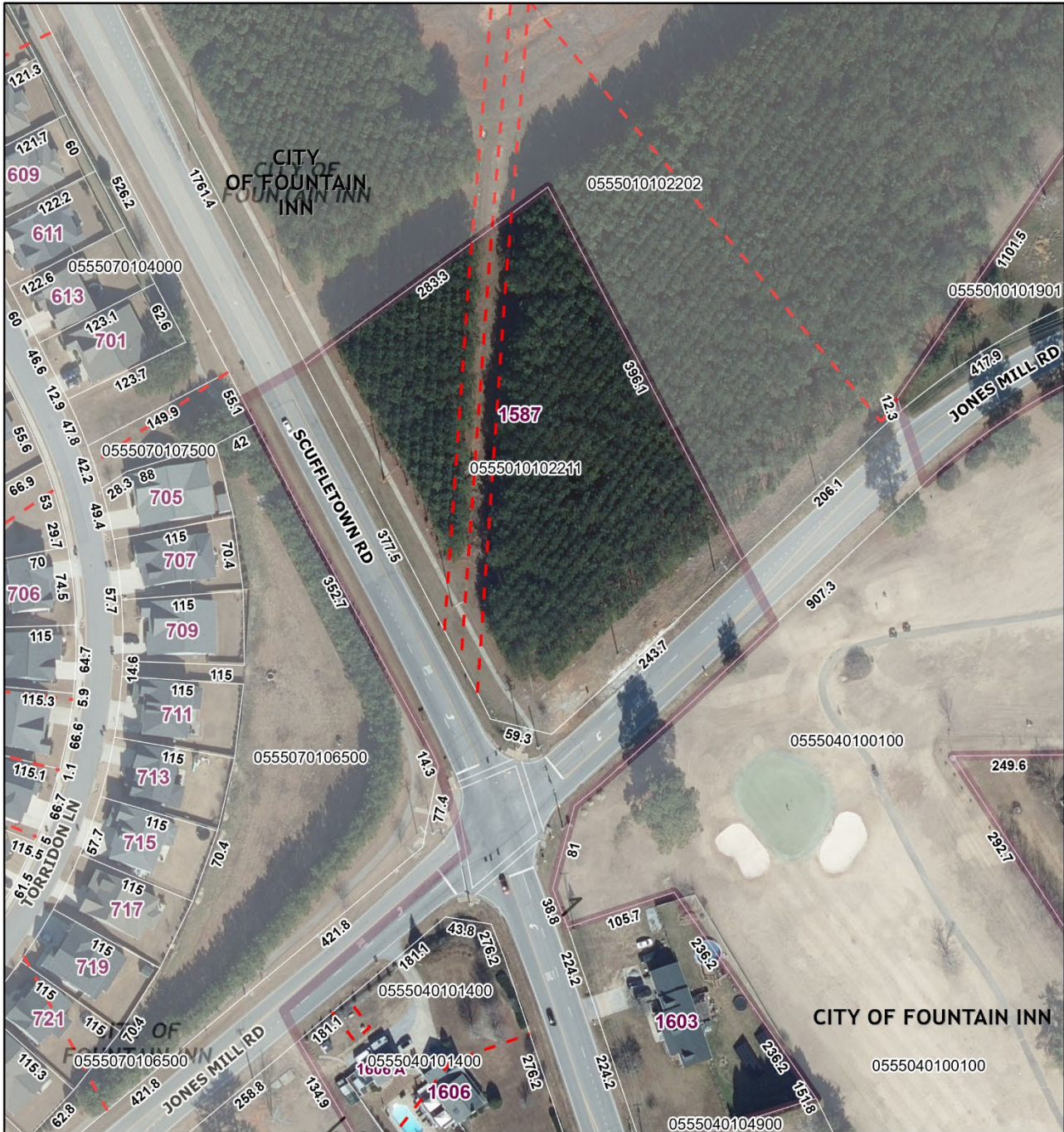
APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

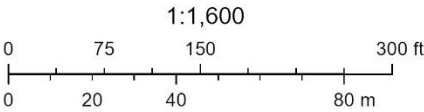
First Reading: May 14, 2026
Second Reading / Final Approval: June 11, 2026

EXHIBIT A

1587 Scuffletown Road



April 13, 2026



Greenville County GIS, Greenville County GIS Division