



Agenda

**Fountain Inn, South Carolina
Regular City Council Meeting
300 Wall Street, Judicial Court Room
Thursday, October 14, 2021 - 6:00 PM**

1. Call to Order - Mayor McLeer
2. Invocation - Pastor Jeffery L. Williams, Golden View Baptist Church
3. Pledge of Allegiance
4. Public Forum - Persons wishing to speak may signup until 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.
5. Presentation
 - a. Proclamation - Rett Syndrome Awareness Month to be presented to Zoe Adams
 - b. New Employee Introductions
Public Works - William Buss, Wayne Eddleman, Guy Stone, Fred Wilson
Special Events - Melissa Christiano
6. Consent Agenda - There will be no discussion of Consent Agenda items unless a Councilmember so requests in which event the item in question will be considered separately.
 - a. Approve September 9, 2021 Regular Council Meeting Minutes
7. City Administrator's Report - Shawn Bell
 - a. September Reports
8. Unfinished Business -
 - a. Second Reading, Ordinance 2021-10 Waste Water

9. New Business -

- a. Reschedule November 11, 2021, Regular Council Meeting to November 10, 2021 due to the Veterans Day Holiday

Reschedule December 9, 2021, Regular Council Meeting to December 1, 2021 due to Installation of Councilmembers Elect and Regular Council Meeting.

- b. First Reading, Z 2021-2 40 S Woods Drive, Rezone to C-2 Commercial District
- c. First Reading, Z 2021-3 100 Ellison Street, 100 Wall Street, Rezone to C-2 Commercial District
- d. First Reading, Z 2021-4 100 Quillen Avenue, Rezone to R-12, Residential District
- e. First Reading, TX 2021-2 Amend Section 5:12 - GCO, Gateway Corridor Overlay District

10. Appointments

- a. Planning Commission - Nelson Deever

11. Adjourn



Minutes

**Fountain Inn, South Carolina
Regular City Council Meeting
300 Wall Street
Thursday, September 9, 2021 - 6:00 PM**

1. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order.

All Councilmembers were present except Councilmember Cunningham.

Staff Present: Shawn Bell, Sandra Woods, Naomi Reed, Rebecca Mejia-Ward, David Holmes, Russell Slatton, Kate Kitzio, Ronnie Myers, Marty Moates, Lorine McGowan, Jordyn Hill, Eva Kantzios, John Santora, Alex Harper Harden

Visitors: 6

2. Invocation

Mayor McLeer gave the invocation.

3. Pledge of Allegiance

4. Employee Introduction

The following new employees were introduced:

Marty Moates, Finance Manager
Lorine McGowan, Staff Accountant
Jordyn Hill, Business License Specialist
John Santora, Fire Fighter
Alex Harper Harden, Fire Fighter
Eva Kantzios, Promotion to Codes Enforcement Officer

5. Recognitions

a. Fire Department - Greenville County Resuscitation Save

Fire Chief Ronnie Myers recognized the following Fire Department staff that were able to save a life by resuscitation.

2019 Saves

Chad Beam
Hunter Camp
Shane Pucket
Ken Roberts

2020 Saves

Landon Epps
James Moore
Ben Roberts
Thomas Stevens

- 6. Public Forum- Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.**

None

- 7. Consent Agenda- There will be no discussion of Consent Agenda items unless a Councilmember so requests, in which event the item in question will be considered separately.**

a. Approve August 12, 2021 Regular Council Meeting Minutes

Motion by Councilmember Dearybury, second by Mayor Pro Tem Clemmer to Approve August 12, 2021 Regular Council Meeting Minutes.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Blackstone

Nay: None

The motion carried unanimously 6/0.

8. City Administrator's Report- Shawn M. Bell

a. August Report

9. Unfinished Business -

a. Second Reading - AX 2021-4 Fox Hill Farms

Mr. Bell stated AX 2021-4 would annex .60 acres on Brashier Drive into the city limits of Fountain Inn; zone TMS#0562010101310 to I-1 Industrial District and assign parcel to Council Ward 5. The Planning Commission voted unanimously 4/0 in favor of the annexation and zoning at the August 2, 2021 meeting. Fountain Inn City Council annexed Fox Hill Farms, the adjacent parcel, on November 14, 2020 (AX2019-003). This 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. and two subsequent annexations in 2020 became Fox Hill Business Park.

Motion by Councilmember Blackstone, second by Councilmember Mahony to approve on Second Reading - AX 2021-4 Fox Hill Farms.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Blackstone

Nay: None

The motion carried unanimously 6/0.

b. Second Reading - Ordinance 2021-9 Lease Purchase

Mr. Bell stated that Ordinance 2021-9 allows for the acquisition of motor vehicles and related equipment for the Public Works department. The amount is not to exceed \$115,000.

Motion by Councilmember Thomason, second by Councilmember Blackstone to approve on Second Reading - Ordinance 2021-9 Lease Purchase.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Blackstone

Nay: None

The motion carried unanimously 6/0.

10. New Business -

a. R 2021-9 American Rescue Plan Act of 2021 - Authorized Contact

Mr. Bell stated this resolution designates a Representative and Contact person for purposes of the American Rescue Plan Act of 2021.

Shawn M. Bell will be designated as the Municipality's Authorized Representative pursuant to ARPA.

Naomi Reed will be designated as the Municipality's Contact Person pursuant to ARPA.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Dearybury to approve R 2021-9 American Rescue Plan Act of 2021.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Blackstone

Nay: None

The motion carried unanimously 6/0.

11. Appointments

a. Planning Commission - Chris Ellisor

Mr. Bell stated that Aaron Hood's term on the Planning Commission will expire in October. Currently, Chris Ellisor is serving on the Board of Zoning Appeals and is interested in serving on the Planning Commission.

Mr. Bell recommends Mr. Ellisor to serve on the Planning Commission.

Motion by Councilmember Blackstone, second by Councilmember

Dearybury to approve Chris Ellisor to serve on the Planning Commission.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Blackstone

Nay: None

The motion carried unanimously 6/0.

12. Executive Session -

a. Discussion of a contractual arrangement pertaining to the provision of sanitary sewer service.

After coming out of executive session, Council may vote on items discussed during executive session.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Blackstone to discuss a contractual arrangement pertaining to the provision of sanitary sewer service.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Blackstone

Nay: None

The motion carried unanimously 6/0.

Back in Regular Session.

Motion by Mayor McLeer, second by Mayor Pro Tem Clemmer to approve on First Reading, Ordinance 2021-10 Sanitary Sewer Service.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Blackstone

Nay: None

The motion carried unanimously 6/0.

13. Adjourn

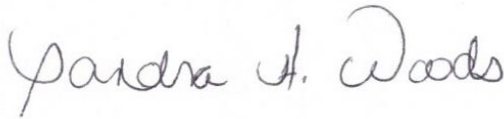
Motion by Councilmember Mahony, second by Councilmember Thomason to Adjourn.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Thomason, Mayor Pro Tem Clemmer, Councilmember Dearybury, Councilmember Blackstone

Nay: None

The motion carried unanimously 6/0.

A handwritten signature in dark ink, reading "Sandra H. Woods". The signature is written in a cursive, flowing style.

Sandra Woods
City Clerk

CITY ADMINISTRATOR REPORT



Agenda Date: October 14, 2021

To: Mayor and City Council

From: Shawn M. Bell, ICMA-CM
City Administrator

Administration

- Woodside Streetscape
 - \$400,000+ budget shortfall; recommending City use ARP funds to move this project along
 - Proposed Let Date: On hold
- Woodside Connector
 - \$400,000+ budget shortfall; Recommending City use the proceeds from the sale of land for Woodside Village to move this project along
 - Proposed Let Date: On hold
- Woodside Village
 - City Staff and developer have agreed in principal to a sale price
 - City Staff and developer are working on a draft Purchase and Development Agreement
- New FING/Public Works Facility
 - Consultants and City Staff are working on design; a 3D computer model should be available soon
- Main Street Streetscape (Jones to 418)
 - Cotransco is working on survey and design

Special Events

- Public Information
 - Social Media posts reached 32,400 people in September, an increase of 30% from August
 - 7,200 people engaged with the City's social media content; engagement is up 12% from September
 - 26,296 pages views for the City's website for the month of September
 - The re-launch of the City's newsletter, *Inn the Know*, went out at the end of September
 - Over 1,500 people have read the newsletter and 200 people have subscribed
- Fall Market
 - September 18 – October 23; Saturdays from 8:00 a.m. – noon

- Approximately 30 weekly vendors
- Fall Music Series
 - October 1-29; Fridays from 7:00 p.m. – 9:30 p.m.
- Halloween Movie Night
 - October 30 from 7:00 p.m. – 9:00 p.m.
 - Featuring Disney's *Halloweentown*
- Merry Market
 - November 6 and 13
 - Have already received over 50 vendor applications
- Christmas Inn Our Town
 - We will have a combination of horse-drawn carriages, a horse-drawn trolley, and a motorized trolley for a total of 5,500 tickets for passengers
 - For the first time, we will be offering a "Polar Express" which will be a longer ride through Quail Run and Main Street and will be a warm and enclosed option for families and large groups
 - Currently, we have received \$12,000 in sponsorships

Human Resources

- Personnel
 - Administration:
 - Staff Accountant – Second interview scheduled; previous offer declined
 - Police:
 - Patrol Officers – Three Officers started on October 11; One vacancy – advertisement closed on October 7
 - Dispatch – Preliminary Background Checks in progress
 - Public Works:
 - Maintenance Worker II – Advertisement the week of October 11
 - Natural Gas
 - Crew Leader – Interviews scheduled
 - Service Technician – Interviews scheduled

Natural Gas

- Deliveries for September 2021
 - Gas volume of 40,646 Dekatherms
 - Gas consumption for September 2021 was up over 0.09% from September 2020 and up over 15.21% from the five-year average. This was the highest September gas consumption on record.
- Services for September 2021
 - 45 new applications for service
 - 10,182 active customers

- 20,398 feet of new service lines have been installed year-to-date
- 43,306 feet of new gas main lines have been installed year-to-date
- Gas Prices/Rates
 - The price of natural gas for October settled at \$5.841 per Dekatherm, which represents a \$1.47 increase over September's price
 - The price of gas has gone up \$3.374 per Dekatherm since January 2021

Parks & Recreation

- Regular season for Fall Sports will be wrapped up by the end of October
- Post season for Flag & Tackle Football will extend into the first two weeks of November
- Championship Volley games (October 25-28) to be played at FIHS
- Basketball registration: October 1 – November 3
- Annual Veteran's Day program at the Activities Center on November 11

Planning & Development

- September 2021 Permitting
 - 40 construction permits with total valuation of \$3,509,611
 - 235 inspections

Public Works

- Sanitation
 - Route Optimization with Anderson University
 - Data collection this month in preparation of a full study produced in the Spring
 - Quail Run HOA pilot program for yard debris
 - Delivering yard debris carts the week of October 11 and will begin the pilot program the week of October 18
- Facilities Maintenance
 - Interior painting will begin soon at City Hall; Once complete, flooring will be replaced
 - The plan is to have a new City Council/Court Dias constructed and installed by early 2022

Fire

- EMT in-house class on a two-week break
- Responded to 225 calls in the month of September
 - Average response time was less than five minutes
- Assistant Chief Alexander recently attended a conference in Greenville on Fire Station Design

Police

- October 23 is DEA National Drug Take Back Day
 - Reminder: Drug vault is available 24/7 in FIPD lobby
- Will be closing N. Main Street from N. Weston to Hellams Street on October 31 (Halloween night) from 4:00 to 9:00 p.m. for safe Trick or Treating

Younts Center

- Elton John Tribute Band
 - Friday, October 22
- Booth Brothers
 - Friday, November 12
- Rick Alviti
 - Saturday, December 4
- Nutcracker
 - Friday, December 10
- The Ball Brothers
 - Saturday, December 18
- Jukebox Saturday Night
 - Tuesday, February 1
- Triumphant Quartet
 - Saturday, February 26

Chamber of Commerce

- Business After Hours
 - October 19 at 5:30 p.m. at Growler Haus (6th Anniversary)
- Women @ Work
 - October 26 from 8:30-9:30 a.m. sponsored by Prisma
- Sporting Clay Tournament at The Clinton House
 - November 5
- 2021 Annual Christmas Parade
 - December 8 at 5:30 p.m.



FOUNTAIN INN FIRE DEPARTMENT

Headquarters – 200 N Main Street • Fountain Inn, SC 29644 • 864-862-0010 • Fax 864-409-0164

Fire Chief Ronnie Myers

Fountain Inn Fire Report to Mayor and City Council Month of September 2021

- (1) The Fire Department responded to 225 calls. (See graft below)
- (2) Of the 225 calls, 60 (26.67%) are overlapping. YTD is 29.19%
- (3) A total of \$2090.77 was spent on vehicle maintenance.
- (4) The cost of fuel was \$1526.45
- (5) Average response time was 04:42 (Dispatched to on scene)
- (6) Average turnout time was 1:01 (Dispatch to responding)
- (7) YTD pre-incident value is \$1,074,820 and losses are \$191,320
- (8) EMT class is on a two-week break. Should begin back Oct 12th.
- (9) Confined Space class was held at our department last week.
- (10) Cars were dropped at the training land for stabilization and extrication training. On hold due to rain and mud.
- (11) Assistant Chief Alexander attended conference on station design.
- (12) The Fire Department received a grant for \$1000.00 from The Williams Company, Inc.
- (13) Donations made to the National Fire Safety Council this month was \$885.00 for a total of \$3105.00.
- (14) Average response time was 04:42 (Dispatched to on scene)
- (15) The Fire Department is a Child Safety Seat Inspection Station.
- (16) Budget in good shape.

Fountain Inn Fire Department

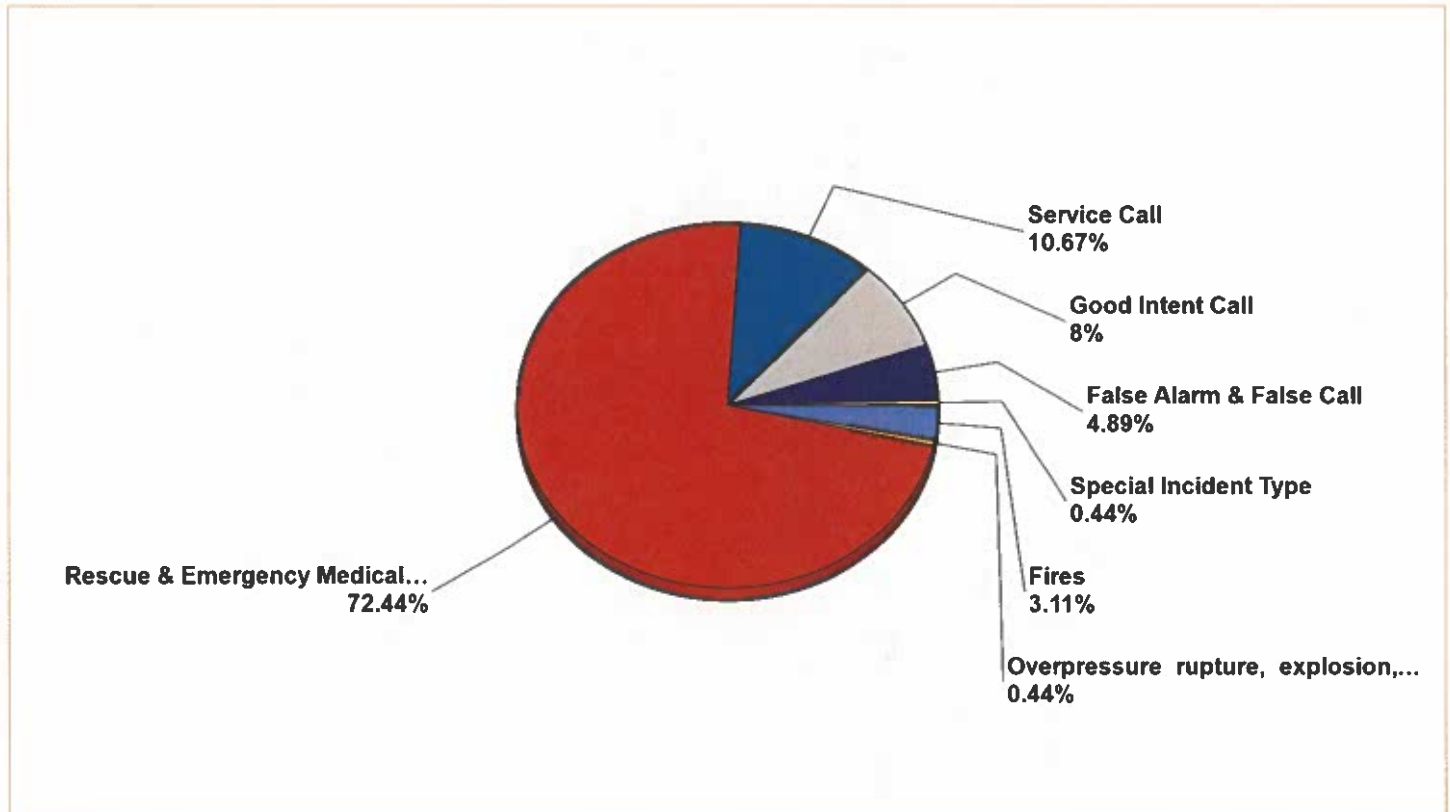
Fountain Inn, SC

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 09/01/2021 | End Date: 09/30/2021



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	7	3.11%
Overpressure rupture, explosion, overheating - no fire	1	0.44%
Rescue & Emergency Medical Service	163	72.44%
Service Call	24	10.67%
Good Intent Call	18	8%
False Alarm & False Call	11	4.89%
Special Incident Type	1	0.44%
TOTAL	225	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



emergencyreporting.com
Doc Id: 553

Page # 1 of 2

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	1	0.44%
130 - Mobile property (vehicle) fire, other	1	0.44%
131 - Passenger vehicle fire	2	0.89%
142 - Brush or brush-and-grass mixture fire	1	0.44%
154 - Dumpster or other outside trash receptacle fire	1	0.44%
170 - Cultivated vegetation, crop fire, other	1	0.44%
251 - Excessive heat, scorch burns with no ignition	1	0.44%
311 - Medical assist, assist EMS crew	67	29.78%
321 - EMS call, excluding vehicle accident with injury	84	37.33%
322 - Motor vehicle accident with injuries	6	2.67%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.44%
324 - Motor vehicle accident with no injuries.	5	2.22%
500 - Service Call, other	10	4.44%
510 - Person in distress, other	1	0.44%
531 - Smoke or odor removal	2	0.89%
541 - Animal problem	1	0.44%
551 - Assist police or other governmental agency	3	1.33%
552 - Police matter	1	0.44%
553 - Public service	2	0.89%
561 - Unauthorized burning	1	0.44%
571 - Cover assignment, standby, moveup	3	1.33%
600 - Good intent call, other	2	0.89%
611 - Dispatched & cancelled en route	14	6.22%
621 - Wrong location	1	0.44%
622 - No incident found on arrival at dispatch address	1	0.44%
700 - False alarm or false call, other	2	0.89%
733 - Smoke detector activation due to malfunction	4	1.78%
743 - Smoke detector activation, no fire - unintentional	3	1.33%
745 - Alarm system activation, no fire - unintentional	2	0.89%
911 - Citizen complaint	1	0.44%
TOTAL INCIDENTS:	225	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



CITY OF FOUNTAIN INN
DETAIL ACCOUNT INQUIRY BY FUND

FY 2021-2022

PERIOD: 09/01/2021 TO 09/30/2022

100-422-435-001 VEHICLE MAINTENANCE			BUDGET	PERIOD TO DATE		ENC AMT	REM BAL
			35,000.00	2,090.77		6,183.03	25,264.52
DATE	MOD	REFERENCE	JE # or VOUCHER#	CHECK#	DEBIT	CREDIT	BALANCE
		BALANCE FORWARD					1,461.68
09/17/2021	AP	O'REILLY AUTO PARTS 4562-208155	158991	166786	20.12		1,481.80
		3V BATTERIES & 2PK KEYLESS					
09/17/2021	AP	O'REILLY AUTO PARTS 4562-209913	158984	166858	141.68		1,623.48
		FD VEHICLE MAINTENANCE					
09/24/2021	AP	MM FIRE APPARATUS REPAIR, INC. 21-1640	159027	166817	1,928.97		3,552.45
		ENGINE 4 REPAIRS					
SUBTOTALS FOR ACCOUNT 100-422-435-001 :					2,090.77	0.00	
					2,090.77	0.00	



Fuel Report-Summary by Sub-Agency

By: Actual Transaction Dates 9/1/2021 to 9/30/2021

South Carolina

Report is restricted to City of Fountain Inn

Agency	Level 1	Level 2	Purchase Type	Quantity	
T23001	City of Fountain Inn				
	FIRE		:	66.12	\$186.11
	FIRE		Fuel:	422.12	\$1,164.48
	FIRE DEPT		Fuel:	64.77	\$175.86
	GAS		:	90.14	\$249.61
	GAS		Fuel:	721.22	\$1,969.90
	Gas Dept		:	18.67	\$50.64
	Gas Dept		Fuel:	159.74	\$432.67
	POLICE		:	103.06	\$282.91
	POLICE		Fuel:	1,672.87	\$4,589.64
	POLICE		Other:	13.38	\$51.45
	PUBLIC WORKS		Fuel:	91.52	\$246.74
	REC MOWER		Fuel:	11.09	\$29.85
	RECREATION		Fuel:	107.53	\$289.96
	Sanitation		:	2.93	\$7.95
	Sanitation		Fuel:	343.45	\$945.12
	Sanitation		Other:	4.42	\$11.05
	SEWER		:	39.41	\$114.95
	SEWER		Fuel:	463.42	\$1,284.15
	SOLID WASTE		:	19.13	\$51.89
	SOLID WASTE		Fuel:	368.83	\$1,021.70
	STREET		:	31.07	\$90.62
	STREETS		:	91.69	\$262.23
	STREETS		Fuel:	396.50	\$1,094.37
	STREETS		Other:	5.61	\$14.03
Total for T23001:				5,308.68	\$14,617.88
Grand Total:				66.12	\$14,617.88

Sept. Fuel Cost \$1526.45

BUDGET REPORT BY ACCOUNT - EXPENDITURE

City Of Fountain Inn

Fiscal Year Start Date: 07/01/2021

FY 2021-2022

Current Period End Date: 09/30/2021

Ideal Remaining Percent: **75 %**

Account	Budgeted	Current	Year To Date	Encumbrance	Remaining Balance	PCT
100-422-110-001 Salaries - Fire	1,142,616.24	136,379.55	308,514.57	0.00	834,101.67	73
100-422-130-001 Overtime	6,000.00	4,040.63	5,475.14	0.00	524.86	9
100-422-130-003 Salaries - Special Events	0.00	0.00	612.50	0.00	-612.50	0
100-422-140-001 Year End Bonus	6,891.70	0.00	0.00	0.00	6,891.70	100
100-422-210-001 Employee Health Insurance	188,118.00	16,173.04	42,560.36	0.00	145,557.64	77
100-422-220-002 Payroll Taxes - Social Security,	88,396.36	10,478.62	23,304.78	0.00	65,091.58	74
100-422-230-001 State Retirement	217,902.56	0.00	33,346.67	0.00	184,555.89	85
100-422-260-001 Workers Compensation	42,089.96	0.00	9,911.24	0.00	32,178.72	76
100-422-261-001 Workers Comp Deductible	2,500.00	0.00	1,317.51	0.00	1,182.49	47
100-422-270-001 Drug Testing / Physical/Screen	5,000.00	0.00	0.00	0.00	5,000.00	100
100-422-430-001 Portable Radio Maintenance	2,000.00	31.07	262.81	0.00	1,737.19	87
100-422-430-005 Operating Equipment Maintena	16,000.00	-185.32	3,622.79	0.00	12,377.21	77
100-422-431-001 Station Maintenance	20,000.00	0.00	3,606.42	0.00	16,393.58	82
100-422-431-002 Landscaping	1,150.00	0.00	0.00	0.00	1,150.00	100
100-422-432-001 Computer Support	24,000.00	147.08	2,618.23	0.00	21,381.77	89
100-422-435-001 Vehicle Maintenance	35,000.00	2,090.77	3,552.45	6,183.03	25,264.52	72
100-422-471-003 2018 Lease Purchase Principa	6,621.75	0.00	0.00	0.00	6,621.75	100
100-422-471-004 2018 Lease Purchase Interest	408.72	0.00	0.00	0.00	408.72	100
100-422-471-005 2019 lprb Principal	126,000.00	0.00	0.00	0.00	126,000.00	100
100-422-471-006 2019 lprb Interest	37,516.00	0.00	0.00	0.00	37,516.00	100
100-422-520-001 General Liability - Scmrif	28,000.00	0.00	0.00	0.00	28,000.00	100
100-422-530-001 Telephone	7,400.00	0.00	0.00	0.00	7,400.00	100
100-422-530-002 Cell Phones	1,500.00	266.50	807.23	0.00	692.77	46
100-422-580-002 Conferences	7,000.00	0.00	0.00	0.00	7,000.00	100
100-422-583-002 Training	5,000.00	18.00	410.19	0.00	4,589.81	92
100-422-610-001 General Supplies	6,000.00	723.25	3,068.07	0.00	2,931.93	49
100-422-610-002 Office Supplies/Printing	5,800.00	-74.69	90.50	0.00	5,709.50	98
100-422-610-003 Prevention	1,500.00	69.33	82.53	0.00	1,417.47	94
100-422-622-001 Utilities	15,000.00	452.55	1,995.61	0.00	13,004.39	87
100-422-626-001 Vehicle Gas	18,000.00	0.00	1,814.37	0.00	16,185.63	90
100-422-640-001 Publications Dues/Subscriptior	3,690.00	0.00	202.60	0.00	3,487.40	95
100-422-656-001 Uniforms	16,000.00	5,148.23	7,287.89	0.00	8,712.11	54
100-422-743-010 Scmit Grant	4,000.00	0.00	0.00	0.00	4,000.00	100
100-422-810-002 Innovapad Expenditures	13,000.00	564.50	2,126.52	15,900.00	-5,026.52	-39
100-422-860-015 Furniture, Fix.&Computers (No	7,500.00	0.00	0.00	0.00	7,500.00	100
Report Total Expenditure	\$2,107,601.29	\$176,323.11	\$456,590.98	\$22,083.03	\$1,628,927.28	77

Memorandum

To: Fountain Inn Mayor & City Council
Shawn Bell, City Administrator
Sandra Woods, City Clerk

From: Eduardo Noriega
Fountain Inn Natural Gas Director

Date: October 8, 2021

The following is the gas department update for the month of September 2021.

- **Delivery of natural gas**
 - Gas volume purchases of 40,646 Dths.
 - Gas consumption for September was up over 0.09% from last September, and up over 15.21% from the September 5-year average. This was the highest September gas consumption on record.
- **Service Applications**
 - 45 applications for new service lines
- **New main/service line installations**
 - We have 10,182 new and active customers.
 - New gas main lines installed; 2021 YTD: 43,306 feet.
 - New service lines installed; 2021 YTD: 20,398 feet in service lines.
- **Residential Developments**
 - Lakeview Dr. Sub. Is ready and will be piped soon.
 - Durbin Meadows (Laurens County) is moving very fast, the 6" main gas feed for the first phase with several hundred homes will be done in the next few weeks.
- **Gas Supply**
 - The price of natural gas continues to climb; for the month of October, it settled at \$5.841 per Dekatherm, this represents an increase over September's price of \$1.47 per Dekatherm. The price of gas has gone up \$3.374 per Dekatherm since January of 2021.
 - The RFP for a new Gas Asset Manager was released September 30th. We plan to bring the selected company for Council approval at the November meeting.
 - ChemStrip, one of our largest industrial customers, has started transporting gas through our system October 1st, 2021.

- In preparation for much higher-than-normal gas bill this coming winter, the following will be mailed to all our customers as well as being posted on FING's website and Facebook page:

Important Information From Fountain Inn Natural Gas



Through careful planning and low fee structures, Fountain Inn Natural Gas is proud to be among the cheapest gas providers in the region. We are committed to ensuring our prices remain as low as possible, even as the market price of natural gas is experiencing significant price increases.

Gas is a commodity, and like many others (gold, silver, or oil), the price fluctuates due to the demand on the market. We are closely monitoring the current price increases and taking steps to ensure that our customers receive the lowest prices possible. We recently purchased additional winter capacity, which allows us to maintain low prices even as the national price doubled.

As we enter the winter months and natural gas use increases, we want our customers to know that any price increase is due to the national market fluctuation and not any price increase here at the local level. We have not raised our rates in years and have no intentions to do so.

If you have any questions about the ongoing market fluctuation or need assistance with your utility bill, please get in touch with us at 864-862-0042 or at fing@fountaininn.org. For energy-saving tips, visit our website at <https://www.fountaininnngas.org/>.

- **Gas Operations**

- The SC Office of Regulatory Staff conducted a full audit of the gas operation in mid-September, we had a clean audit no deficiencies were found.
- Heath and Associates, the engineering designing the 6" high pressure steel main line to connect the FING-CNN interconnect station to our high-pressure line has submitted preliminary plans and documents for our review, moving along as scheduled. Additionally, the permits to cross the railroad tracks and i-385, as well as SCDHEC have been submitted.
- Due to a shortage of plastic pipe and fittings in the coming weeks, possibly months, we have purchased large quantities of plastic pipe and fittings to ensure our new housing developments have the gas they need. We are monitoring this situation very closely and will adjust orders as needed.
- Gas Director was elected as Second Vice-Chair/Treasurer for the Carolinas Public Gas Association 2021/2022.
- You will notice gas employees have transition from a blue uniform to a gray uniform, a change was needed.
- We continue to be short-handed; we will be interviewing for the two openings and hope to fill the positions in the coming days.
- Chris Woods, Service Technician and FING employee for 22 years announced his retirement. His last day was September 31.



City of Fountain Inn - Human Resources Monthly Report - September 2021

Home Department**	August Headcount	September Hires / Transfers In	September Terms	September Transfers Out	September Headcount	DIVERSITY				
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander
000411 / Administration	7	0	0	0	7	0	2	1	4	0
000412 / Judicial	5	0	0	0	5	0	1	0	3	1
000413 / Council	7	0	0	0	7	0	1	0	6	0
000414 / Special Events	5	0	0	0	5	0	0	0	5	0
000421 / Police	34	0	1	0	33	0	3	1	29	0
000422 / Fire	27	0	0	0	27	0	1	0	26	0
000424 / Public Works	15	1	0	0	16	0	5	0	11	0
000435 / Planning & Development	3	0	0	0	3	0	0	0	3	0
000434 / Sewer	2	0	0	0	2	0	0	0	2	0
000451 / Recreation	19	0	0	0	19	0	4	0	15	0
000510 / Gas Department	19	1	1	0	19	0	0	1	18	0
Totals:	143	2	2	0	143	0	17	3	122	1

**Based on Home Departments

FULL TIME 121 / PART TIME 22

Recruitment Status

of Apps

411 Administration: Staff Accountant - Second Interview Scheduled / Previous Offered Declined

29

421 Police: Patrol Officers (3); Starting Monday 10/11/21
 Dispatch - Preliminary Background Checks In Progress
Patrol Officer (1) Vacancy - Closes 10/7/21

51
29

424 Public Works: Maintenance Worker I (1)- Currently filled by a temporary employee
 Maintenance Worker II (1) Vacancy - to be advertised week of 10/11/21

510 Gas **Crew Leader - Interviews Scheduled**
Service Technician - Interviews Scheduled

SEPTEMBER HIRES:

PUBLIC WORKS Facilities Maintenance Supervisor - Wayne Eddleman
 GAS Maintenance Technician II - James Clarke

City Activities

OCTOBER 1-31 PEBA State Benefits Open Enrollment
OCTOBER 25-29 FLU SHOT Drop-In @ Howard's Pharmacy
NOVEMBER 15 Workplace Preventative Health Screenings
DECEMBER 2 City Employee Annual Luncheon

**FOUNTAIN INN POLICE DEPARTMENT
MONTHLY COUNCIL REPORT
SEPTEMBER 2021**

Crimes Against Property			
Burglary	September	YTD	
Total:	3	30	September Clearance Rate 33%
Active	0	0	YTD Clearance Rate 37%
Administratively Closed	2	19	
Cleared By Arrest	1	5	
Exceptionally Cleared	0	2	
Unfounded	0	4	
<i>Includes 1 from August that was Adm.Closed, now Arrested(1)</i>			
Larceny	September	YTD	
Total:	10	176	September Clearance Rate 60%
Active	0	0	YTD Clearance Rate 28%
Administratively Closed	4	127	
Cleared By Arrest	2	23	
Exceptionally Cleared	2	14	
Unfounded	2	12	
<i>Includes 1 from May that was Adm.Closed, now Unfounded</i>			
<i>Includes 2 from August that were Adm.Closed, now Arrested(1)</i>			
<i>Includes 1 from August that was Adm.Closed, now Unfounded</i>			
Motor Vehicle Theft	September	YTD	
Total:	6	28	September Clearance Rate 17%
Active	0	0	YTD Clearance Rate 25%
Administratively Closed	5	21	
Cleared By Arrest	0	3	
Exceptionally Cleared	1	1	
Unfounded	0	3	
Property Value	September	YTD	
Grand/Petit Larceny/Fraud	\$321,043.00	\$ 980,194.00	
Cleared/Recovered	\$ 298,260.00	\$ 692,137.00	<i>Includes \$5400 from May</i>
	September	YTD	
Total Calls for Service	836	8561	
Business/Security Checks	7222	87,761	
Number of Reports Written	207	1983	<i>Includes 2 from August, not submitted</i>

Crimes Against Persons			
Assault & Battery (Simple)	September	YTD	
Total:	10	67	September Clearance Rate 70%
Active	0	0	YTD Clearance Rate 81%
Administratively Closed	3	13	
Cleared by Arrest	1	17	
Exceptionally Cleared	6	36	
Unfounded	0	1	
Aggravated Assault	September	YTD	
Total:	1	10	September Clearance Rate 100%
Active	0	0	YTD Clearance Rate 80%
Administratively Closed	0	2	
Cleared by Arrest	1	8	
Exceptionally Cleared	0	0	
Unfounded	0	0	
<i>Includes 1 from February that was Adm.Closed, now Arrested(2)</i>			
Domestic Violence	September	YTD	
Total:	4	44	September Clearance Rate 75%
Active	0	0	YTD Clearance Rate 98%
Administratively Closed	1	1	
Cleared by Arrest	1	22	
Exceptionally Cleared	2	17	
Unfounded	0	4	
Robbery	September	YTD	
Total:	0	6	September Clearance Rate N/A
Active	0	0	YTD Clearance Rate 17%
Administratively Closed	0	5	
Cleared by Arrest	0	1	
Exceptionally Cleared	0	0	
Unfounded	0	0	
Murder	September	YTD	
Total	0	0	September Clearance Rate N/A
Active	0	0	YTD Clearance Rate N/A
Administratively Closed	0	0	
Cleared by Arrest	0	0	
Exceptionally Cleared	0	0	
Unfounded	0	0	
TRAFFIC	September	YTD	
Citations	96	1065	
Warnings	128	1506	
Accidents	25	189	
Accidents/Private Property	6	58	
Driving Under the Influence 1st Offense	3	20	
Driving Under the Influence 2nd Offense	0	5	
Driving Under the Influence 3rd & Above	0	0	
Driving Under Suspension 1st Offense	5	83	
Driving Under Suspension 2nd Offense	2	31	
Driving Under Suspension 3rd & Above	2	23	
Failure to Stop for Blue Lights & Siren	4	26	

Narcotics Violations					
	September	YTD			
Marijuana					
Simple Possession	6	69			
Possession with Intent to Distribute	0	1			
PWID within 1/2 mile of School	0	0			
Distribution	0	0			
Distribution Near School	0	0			
Trafficking	0	0			
Manufacturing	0	0			
Cocaine					
Possession	0	1			
Possession with Intent to Distribute	0	1			
PWID within 1/2 mile of School	0	0			
Distribution	0	0			
Distribution Near School	0	0			
Trafficking	0	0			
Manufacturing	0	0			
Crack Cocaine					
Possession	0	0			
Possession with Intent to Distribute	0	0			
PWID within 1/2 of School	0	0			
Distribution	0	0			
Distribution Near School	0	0			
Trafficking	0	0			
Manufacturing	0	0			
Methamphetamine					
Possession	3	18	<i>Includes 1 from April, not charged</i>		
Possession with Intent to Distribute	0	2			
PWID within 1/2 mile of School	0	0			
Distribution	0	3			
Distribution Near School	0	0			
Trafficking	0	2			
Manufacturing	0	0			
Controlled Substance					
Possession	1	9			
Possession with Intent to Distribute	0	0			
PWID within 1/2 mile of School	0	0			
Distribution	0	0			
Distribution Near School	0	0			
Trafficking	0	0			
Manufacturing	0	0			
Other Drugs					
Possession	0	2			
Possession with Intent to Distribute	0	0			
PWID within 1/2 mile of School	0	0			
Distribution	0	0			
Distribution Near School	0	0			
Trafficking	0	0			
Manufacturing	0	0			
Possession of Drug Paraphernalia	4	64			
Underage Alcohol Violations	0	5			

Law Enforcement
Fuel Expense and Vehicle Maintenance Report

FY 2021/2022	January	February	March	April	May	June	July	August	September	October	November	December	Total
Fuel / Mileage	\$ -												\$ -
100 (2006 300M)***							\$ 63.71	\$ 68.95	\$ 77.83				\$ 210.49
101 (2014 Charger)							\$ 310.69	\$ 549.85	\$ 325.58				
102 (2006 Charger) ***							XXX	XXX					
103 (2017 Explorer)							\$ 313.63	\$ 411.73	\$ 258.71				\$ 313.63
104 (2020 Explorer)							\$ 116.99	\$ 173.45	\$ 50.17				\$ 116.99
105 (2007 Charger) ***							\$ 28.93	\$ 40.65	\$ 131.38				\$ 28.93
106 (2014 Charger)							\$ 190.38	\$ 294.53	\$ 249.61				\$ 190.38
107 (2014 Charger)							\$ 307.72	\$ 333.76	\$ 225.70				\$ 307.72
126 (2019 Durango)							\$ 274.39	\$ 358.08	\$ 290.67				\$ 274.39
109 (2018 Explorer)							\$ 439.42	\$ 442.81	\$ 406.92				\$ 1,289.15
110 (2008 Magnum) ***							\$ 232.67	\$ 286.26	\$ 178.00				\$ 696.93
111 (2010 Charger) ***							XXX	XXX	XXX				\$ -
112 (2008 Charger) ***							\$ 159.33	\$ 219.84	\$ 164.97				\$ 544.14
113 (2020 Explorer)							\$ 260.60	\$ 282.50	\$ 290.58				\$ 833.68
114 (2020 Explorer)							\$ 219.75	\$ 252.83	\$ 175.30				\$ 647.88
62 (2020 F-150)							\$ 52.12	\$ 242.96	\$ 194.64				\$ 489.72
66 (2016 Explorer)							\$ 249.92	\$ 292.32	\$ 303.94				\$ 846.18
117 (2010 Charger) ***							XXX	XXX	XXX				\$ -
118 (2010 Charger) ***							XXX	XXX	XXX				\$ -
122 (2017 Explorer)							\$ 116.99	\$ 322.97	\$ 122.48				\$ 562.44
119 (2014 Durango)							\$ 205.86	\$ 265.09	\$ 136.32				\$ 607.27
121 (2014 Charger)							\$ 330.67	\$ 202.24	\$ 128.65				\$ 661.56
65 (2014 Charger)							\$ 122.92	\$ 150.41	\$ 331.81				\$ 605.14
64 (2009 Chevy)							\$ 101.99	\$ 168.63	\$ 136.78				\$ 407.40
124 (2018 Explorer)							\$ 186.89	\$ 206.88	\$ 130.54				\$ 524.31
123 (2018 Explorer)							\$ 324.38	\$ 174.00	\$ 207.25				\$ 705.63
125 (2018 Explorer)							\$ 665.69	\$ 260.62	\$ 107.53				\$ 1,033.84
63 (2014 Explorer)							\$ 106.94	\$ 150.93	\$ 146.34				\$ 404.21
127 (2020 Explorer)							\$ 258.87	\$ 337.25	\$ 214.17				\$ 810.29
Fuel Total							\$ 5,641.45	\$ 6,489.54	\$ 4,985.87				\$ 17,116.86

FY 2020/2021	January	February	March	April	May	June	July	August	September	October	November	December	Total
Vehicle Maintenance													
100 (2006 300M) ***													\$0.00
101 (2014 Charger)													\$ -
102 (2006 Charger) ***													\$ -
103 (2017 Explorer)													\$ -
104 (2020 Explorer)													\$ -
105 (2007 Charger) ***							\$4.55						\$ 4.55
106 (2014 Charger)													\$ -
107 (2014 Charger)													\$ -
126 (2019 Durango)													\$ -
109 (2018 Explorer)													
110 (2008 Magnum) ***													
111 (2010 Charger) ***							\$220.00						
112 (2008 Charger) ***													\$ -
113 (2020 Explorer)							\$6.35						\$ 6.35
114 (2020 Explorer)							\$34.80						
62 (2020 F-150)													
66 (2016 Explorer)													\$ -
116 (2008 Crown Vic) ***													
117 (2010 Charger) ***													\$ -
118 (2010 Charger) ***													\$ -
122 (2017 Explorer)													\$ -
119 (2014 Durango)													\$ -
121 (2014 Charger)													\$ -
65 (2014 Charger)													\$ -
64 (2009 Chevy)													\$ -
124 (2018 Explorer)							\$34.80						\$ 34.80
125 (2018 Explorer)													\$ -
123 (2018 Explorer)													\$ -
63 (2014 Explorer)													\$ -
Total		\$0.00	\$ -	\$ -	\$ -		\$300.50	\$ 252.06		\$ -	\$ -	\$ -	\$552.56

*** Indicates Vehicles over 100,000



**CITY OF FOUNTAIN INN
PUBLIC WORKS REPORT TO COUNCIL
MONTH OF SEPTEMBER 2021**

Sanitation

- Garbage, Recycling, and Yard Debris is on schedule.
- Route Optimization with Anderson University. Will start collecting data this month in preparation of our optimization study for the spring.
- Coordinating with Quail Run HOA to start pilot program for Yard Debris. We will do the following in the test platform. We have been in contact with the HOA and pushed out information out through flyers and Facebook. We will be delivering Yard Debris Carts the week of 11 October 2021 and start the pilot program the week of 18 October 2021.

Streets and Grounds

- Working with Public Information Officer on establishing a schedule for lights to be changes throughout the year.
- Will be changing over the hanging baskets for fall shortly.
- Splash pad has been closed for the year, will be working on the landscaping and wiring during the winter.
- Working on lighting plan for Christmas.

Utilities

- Continue to rehab our sewer system. Contractors are lining our clay pipe and rehabilitating our manholes.
- Required to submit a maintenance plan for our system to ReWa by mid November. Will consist of cleaning and a camera plan. Will also include an emergency plan in case of sewer overflow.

Facilities Maintenance

- Painting will commence shortly for city hall. Once completed, floors will be replaced.
- Developed a plan to build a new dais for city council that will be constructed in the court house. Will be building over next couple weeks with hopes to have installed early next year.

Monday, October 11, 2021

Department: (Recreation)

What are the most significant accomplishments in your department in the last month?

2021 GC PARD Grant submitted to Greenville County Delegation. Project: Fairview Street Basketball Court, new procurement procedures established. Project will be close to 80k, allotment from GC:49k.

SUMMARY OF MONTHLY EVENTS.

Regular season for Fall Sports will be wrapped up by the end of October. Post season for Flag & Tackle FB will extend into first two weeks of November. 8U, 10U, and 12U will travel to Easley and Abbeville for their first-round games. If 12U advances there is a great chance Fountain Inn High School could be the host site for this Championship game. Fountain Inn High School has already offered to be the host site for our Championship Volleyball games (October 25-28th), FIPD security is all that the HS has asked for us to provide.

Basketball Registration: October 1 – November 3, registration can be found on Fountaininn.org > CivicRec

Upcoming:

Veteran's Day program at the Activities Center on Veteran's Day (city Holiday).

Projects:

GC PARD Grant

Completed Projects:

OBSTACLES- NONE

CAPITAL REQUESTS- NONE

FUTURE BUDGET NEEDS *(Please include a detailed explanation)*

OPEN POSITIONS:

Other Notes/Questions/Problems/Issues of significance? *(note: please submit confidential issues directly to the City Administrator)*

I would like for the contract on Emanuel Sullivan Sports Complex and PD Terry City Park chemical/weed/fire ant treatment to go back out for bid. Our contract with West Fairview Landscape ends on 12/31 – my wish is to go in a different direction (away from WFL). Their service has been subpar since the opening of ESSC, weeds on playing surfaces have gotten out of control. This is currently budgeted for, so, there are no future budget needs. We are currently paying \$6105 for this annual service.



Social Media by the Numbers

32.4K

People Reached

Our social media reach was 32,400 people last month, an **increase of 30% from last month.**

7.2K

People Who Engaged Content

Engagement is **up 12% from last month.**



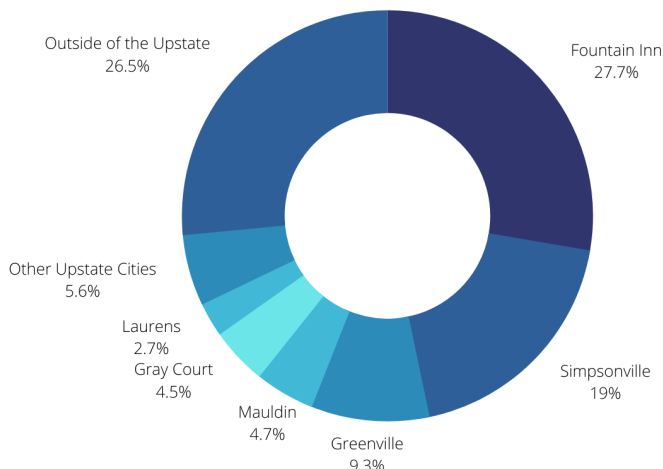
Inn the Know
Newsletter

We launched our first City of Fountain Inn Newsletter at the end of September.

Over **1,500 people** have read the newsletter and **200 people** have subscribed.



Social Media Reach by Location



City Website

26,296 page views for the month of September

Top Pages on the Website

- Home
- Special Events
- Natural Gas
- Farmers Market
- News Alerts

Pages Added to the Website

- **Victim Advocate-**
<https://www.fountaininn.org/371/Victim-Advocate>
- **Miracle League-**
<https://www.fountaininn.org/358/Miracle-League>

September Event Summary

Markets

- The Fall Market began on September 18th and has 30 weekly vendors.
- Special Events Staff also helped coordinate the Aunt Het Festival
- We have also opened our Merry Market and have received over 50 applications.

Jeff Lynch Bike Night

On September 11th we hosted the first Jeff Lynch Bike Night with 1500 people in attendance.

Fall Music Series

Our first fall music series event was attended by 200 people.

Event Rentals

We have had five event rentals for the month at the Pavillion.



Aunt Het
Aunt Het



Jeff Lynch Bike Night

Upcoming Special Events

Event Series

- Fall Farmers Market- Will continue until October 23rd
- Fall Music Series- Will continue until October 29th
- Merry Market- November 6th and 13th

City Special Events

Halloween Movie Night- October 30th from 7-8:30 pm

Christmas in Our Town

Our Christmas festival will have multiple options for residents to choose from. We have secured a combination of horse-drawn carriages, a horse-drawn trolley, and a motorized trolley for a total of 5500 tickets for passengers. We expect all seats to be fully booked. We have also added for the first time a polar express that will have a longer ride through Quail Run and Main Street. This option will allow for a warm and enclosed option for families and large groups.

Currently, we have received \$12,000 in sponsorships with several companies looking over sponsorship packages.



ZONING ADMINISTRATOR REPORT

Agenda Date: October 14, 2021



To: Mayor and City Council

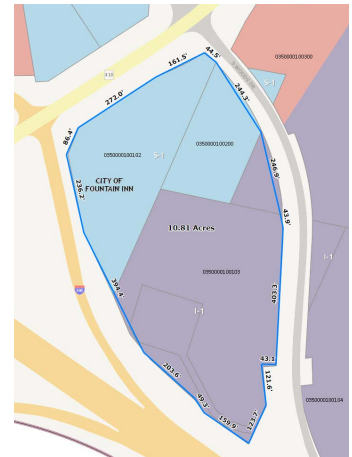
From: Gregory Gordos, City Planner

Annexations/Rezoning

via **Planning Commission**

1 • FI 2021-019

- o Public Hearing Date: 10/4/2021
- o Address: 40 S. Woods Drive
- o TMS: 0350000100102, 0350000100103, 0350000100109 P/O 0350000100200, P/O 0350000100300
- o Applicant: Pakt Divine LLC
- o Owner: Ft Inn Frozen Food Plant Inc, et al
- o **Current Zoning: S-1, Services District; I-1 Industrial District**
- o **Future Zoning: C-2, Commercial District**
- o Motion: to Approve, 4-0



2 • FI 2021-020

- o Public Hearing Date: 10/4/2021
- o Address: 100 Ellison St., 100 Wall St.
- o TMS: 0346000200200, 0346000200300
- o Applicant/Owner: FI Ellison LLC
- o **Current Zoning: I-1, Industrial District**
- o **Future Zoning: C-2, Commercial District**
- o Motion: to Approve, 4-0



3 • FI 2021-023

- o Public Hearing Date: 10/4/2021
- o Address: 100 Quillen Avenue
- o TMS: 0346000200200, 0346000200300
- o Applicant/Owner: Joe Babb
- o **Current Zoning: R-15, Residential District**
- o **Future Zoning: R-12, Residential District**
- o Motion: to Approve, 4-0



Text Amendments

via **Planning Commission**

1 • FI 2021-014

- o Public Hearing Date: 10/4/2021
- o **amend Section 5:12. - GCO, Gateway Commercial Overlay**

Permitting

via **Permit Specialist**

• September 1 through September 30

TOTAL CONSTRUCTION PERMITS: **40**

- SINGLE FAMILY DETACHED: **8**
- RE-ROOF: 7
- SOLAR: 3
- POOL: 2

TOTAL VALUATION: **\$3,509,611**

INSPECTION REPORT TOTALS: **235 INSPECTIONS**

CITY OF FOUNTAIN INN, SOUTH CAROLINA

ORDINANCE NO. 2021-10

**AUTHORIZING THE EXECUTION AND DELIVERY OF A
WASTEWATER SERVICE AGREEMENT; AUTHORIZING THE CITY
ADMINISTRATOR TO NEGOTIATE THE AGREEMENT; AND OTHER
RELATED MATTERS.**

ADOPTED: OCTOBER 14, 2021

ORDINANCE

AUTHORIZING THE EXECUTION AND DELIVERY OF A WASTEWATER SERVICE AGREEMENT; AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE THE AGREEMENT; AND OTHER RELATED MATTERS.

CITY OF FOUNTAIN INN, SOUTH CAROLINA, CITY COUNCIL ORDAINS:

SECTION 1. *Findings and Determinations.* The City Council (“Council”) of the City of Fountain Inn, South Carolina (“City”), finds and determines the following:

(a) The City is a political subdivision of the State of South Carolina and has all powers granted to counties by the Constitution and the general law of the state, including the power to enter into agreements to acquire and finance equipment.

(b) The City desires to provide wastewater collection services within certain annexed areas that are also located within the service territory of the Metropolitan Sewer Subdistrict (“Metro”).

(c) Under Sections 5-3-312 through 5-3-315 of the Code of Laws of South Carolina 1976, as amended (“Code”), the City and Metro may enter into a plan for the provision of wastewater collection services within those certain areas that lie within Metro’s service territory and have been annexed by the City.

(d) The City and Metro are authorized under Section 6-15-20 of the Code to enter into contracts for the collection of wastewater.

(e) Under the authority recited herein, the City and Metro desire to enter into a Wastewater Service Agreement (“Agreement”) for the provision of wastewater collection services to the Pine Ridge, Fox Tail and Jenkins Bridge Road Parcels, as defined in and further described in the Agreement.

SECTION 2. *Approval of Agreement; Delegation of Authority.* The City is authorized to proceed with the Agreement the terms of which shall be negotiated by the City Administrator with the advice of legal counsel.

SECTION 3. *Execution of Documents.* Without further authorization, the Mayor and the City Administrator, and their respective designees, are each authorized and directed to approve the form, terms and provisions of the Agreement. The Mayor and the City Administrator are authorized, empowered and directed to execute, acknowledge and deliver the Agreement in the name and on behalf of the City.

SECTION 4. *Further Assurances.* The Mayor and the City Administrator, or his designee, are fully empowered and authorized to take further action, make covenants, and to execute and deliver the Agreement and any related documents, and the action of these officers in executing and delivering any of these documents, in the form as the Mayor or the City Administrator shall approve, is fully authorized.

SECTION 5. *Severability.* All orders, ordinances, resolutions and any parts in conflict with this Ordinance are, to the extent of that conflict, repealed.

SECTION 6. ***Ordinance Binding.*** This Ordinance is binding on the Council and, to the extent permitted by law, its successors.

SECTION 7. ***Effective Date.*** This Ordinance is effective after its second reading.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor
Fountain Inn, South Carolina

(SEAL)

ATTEST:

Sandra Woods, City Clerk
Fountain Inn, South Carolina

First Reading: September 9, 2021
Second Reading: October 14, 2021

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

October 14, 2021

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** October 14, 2021**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn; and Various Matters Related Thereto.

Summary Background:

Z 2021-2 would rezone 10.9 acres on five parcels from S-1, Services District and I-1, Industrial District to C-2, Commercial District. The subject property is roughly bound by Interstate 385, SC-418, and S. Woods Drive. It is the former location of the Fountain Inn Frozen Food facility; the majority of the acreage is undeveloped.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the October 4, 2021 meeting.

The commercial broker, John Plank of SVN Blackstream, spoke in favor of the rezoning. He stated that the plans were still preliminary, may be mixed use, and C-2 zoning was chosen for the maximum number of land uses available to his client Pakt Divine LLC. Single-family attached (townhomes), multifamily, and commercial uses are all allowed in the C-2 Commercial zone.

Impact If Denied:

The various parcels would remain for either service or industrial use under S-1 Services or I-1 Industrial zoning. The 2017 Fountain Inn Master Plan and the future land use map for the area recommends commercial use. Automotive, warehousing, outdoor storage, or manufacturing are allowed under I-1 and S-1 zones.

Impact If Approved:

Pakt Divine LLC would be able to develop the entire eleven acres into a variety or mix of potential uses, including residential and/or commercial. The property within 300' of McCarter Road is within the Gateway Commercial Overlay, so any commercial uses would be held to a higher standard for parking, landscaping, and structural design. All properties bound by South Woods Drive and the interstate would share the same zoning, allowing for larger scale redevelopment.

Financial Impact:

The property is currently vacant or forested. Any tenant would add tax and business license revenue to the city regardless of zoning while requiring fire, police, and possibly sanitation service (dependent on use).

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

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 having duly considered same and the receiving a staff report voted to approve the re-zoning request from S-1, Services District and/or 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 the real property referred to herein is described fully in Docket Number FI-2021-019 and is located at 40 S. Woods Drive, containing approximately 11 acres, Greenville County Tax Map 0350000100102, 0350000100103, 0350000100109, P/O 0350000100200, P/O 0350000100300, 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 S-1 Services District and 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 THIS ____ DAY OF _____, 2021.

SIGNATURE OF MAYOR:

George Patrick McLeer

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

David W. Holmes
City Attorney

FIRST READING: _____

SECOND READING: _____

August 5, 2021

Property Owner: CATHY G. CUNNINGHAM OF 103 WAVERLY HALL LN SIMPSONVILLE, SC 29681
& FOUNTAIN INN FROZEN FOOD PLANT, INC OF 103 WAVERLY HALL LANE SIMPSONVILLE, SC
29681

To whom it may concern:

On behalf of the property owner listed above, please accept this letter of authorization for Pakt Divine LLC, A South Carolina limited liability company to submit all necessary plans and permit applications to City of Fountain Inn for a proposed C-2 Zoning covering the +/- 9 Acres as depicted below and described as 40 S Woods Dr. Thank you for your assistance and cooperation, and please do not hesitate to contact me with any question or comments.

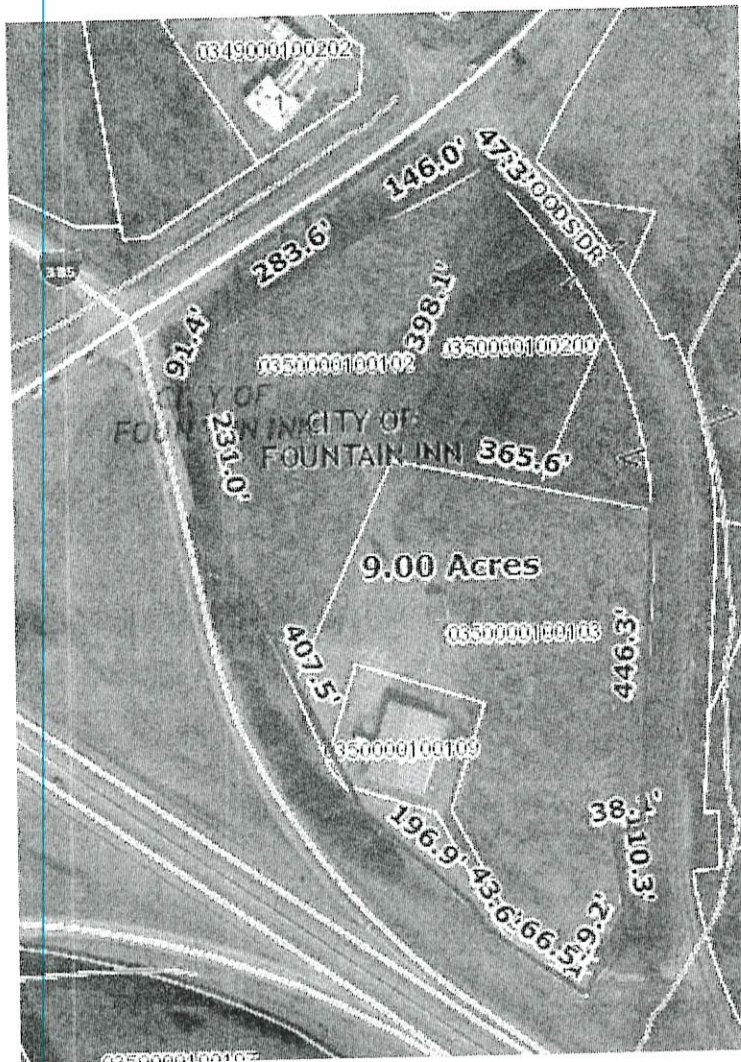
Sincerely,

<i>Cathy G. Cunningham</i>	dotloop verified 08/06/21 9:13 AM EDT MSK2-NXMV-OLXZ-XOVU
----------------------------	---

Cathy G Cunningham
Owner

<i>Michael Cunningham</i>	dotloop verified 08/06/21 9:11 AM EDT KJK6-BIO7-9M2K-A3JZ
---------------------------	---

Michael Cunningham
Owner



MC
08/06/21
9:11 AM EDT
dotloop verified

CJC
08/06/21
9:13 AM EDT
dotloop verified

August 9, 2021

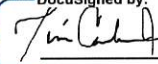
Property Owner: JEC LLC

To whom it may concern:

On behalf of the property owner listed above, please accept this letter of authorization for Pakt Divine LLC, A South Carolina limited liability company to submit all necessary plans and permit applications to City of Fountain Inn for a proposed C-2 Zoning for the 2 acres to the West of S Woods Dr and South of Hwy 418. Thank you for your assistance and cooperation, and please do not hesitate to contact me with any question or comments.

Sincerely,

DocuSigned by:



83FA39459A0C4B8...

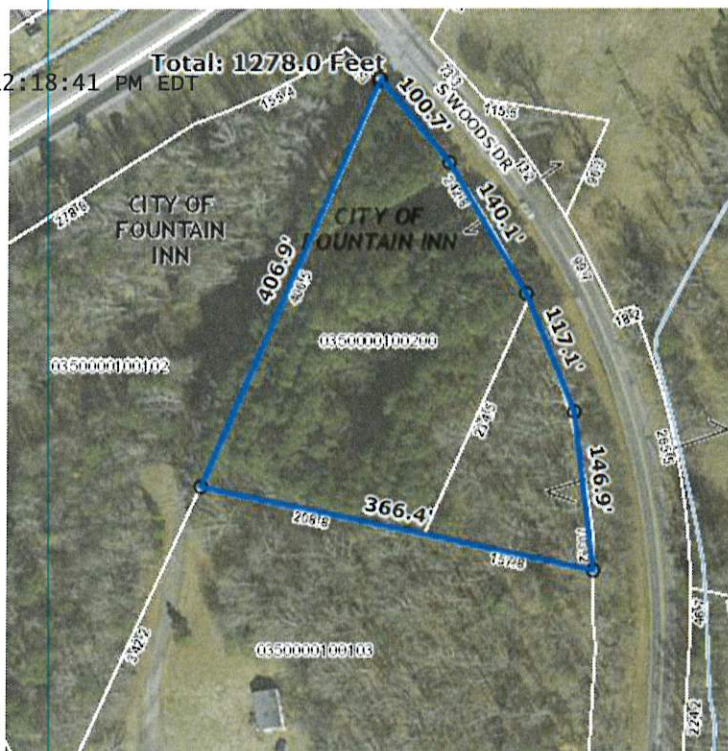
JEC LLC

Owner / Authorized Agent

Jim Cashion

Owner

August 16, 2021 | 12:18:41 PM EDT



AGENDA
FOUNTAIN INN PLANNING COMMISSION
~~City Hall Council Chambers~~ ****Municipal Court****
Monday, October 4, 2021
6:00 PM – 300 Wall Street

Call to Order
Appoint Planning Commission Chair

Swear in New Commissioners
Ward 6 – Chris Ellisor

FI-2021-019

Public Hearing

Request: Rezone to C-2, Commercial District
Tax Map: 0350000100102, 0350000100103, 0350000100200, P/O 0350000100300
11 ac
40 S. Woods Drive

Applicant: Pakt Divine LLC

City Staff Report Greg Gordos, Zoning Administrator
Shawn Bell, City Administrator

Public Comment Period

Adjourn Public Comment Period

Board Discussion

FI-2021-020

Public Hearing

Request: Rezone to C-2, Commercial District
Tax Map: 0346000200200, 0346000200300
0.94 ac
100 Ellison St, 100 Wall St.

Applicant: FI Ellison LLC

City Staff Report Greg Gordos, Zoning Administrator
Shawn Bell, City Administrator

Public Comment Period

Adjourn Public Comment Period

Board Discussion

FI-2021-023**Public Hearing**

Request: Rezone to R-10, Residential District
Tax Map: 0356000401200, 0.63 ac
100 Quillen Ave

Applicant: Joe R. Babb

City Staff Report Greg Gordos, Zoning Administrator
Shawn Bell, City Administrator

Public Comment Period

Adjourn Public Comment Period

Board Discussion

FI-2021-012 (held 4/5/21, 6/7/21; denied 7/12/21) **Public Hearing**

Request: Final Development Plan – Eagle Springs PD Zone III, Zone IV
Tax Map: 0555040100100
Scuffletown Road, Pheasant Way

Applicant: Arbor Engineering

City Staff Report Greg Gordos, Zoning Administrator
Public Comment Period

Adjourn Public Comment Period

Board Discussion

FI-2021-024**Public Hearing**

Request: Final Development Plan – Fox Tail Cottages
Tax Map: 0562010100302
Fairview Street Extension & Old Fairview Road

Applicant: Bluewater Civil obo TKF Development Co LLC

City Staff Report Greg Gordos, Zoning Administrator
Public Comment Period

Adjourn Public Comment Period

Board Discussion

FI-2021-026

Public Hearing

Request: Subdivision Advisory Committee Report – Hampton Woods/Chase
Tax Map: 0562020100201
Parsons Road

Applicant: Gray Engineering

City Staff Report
Public Comment Period

Adjourn Public Comment Period

Board Discussion

FI-2021-014 (held 7/12/21)

Text Amendments

amend Section 5:12. - GCO, Gateway Corridor Overlay District.

Board Discussion

Adjourn

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & DEVELOPMENT STAFF
SEPTEMBER 13, 2021**

DOCKET NUMBER: FI-2021-019

REQUEST: rezone parcels between I-385 and S.Woods Dr. to C-2 Commercial

APPLICANT: SVN Blackstream obo Pakt Divine LLC

PROPERTY OWNER: Ft Inn Frozen Food Plant Inc, Jec LLC

PROPERTY LOCATION: 40 S. Woods Drive

TAX MAP NUMBER: 0350000100102, 0350000100103, 0350000100109,
P/O 0350000100200, P/O 0350000100300

ACREAGE: ~ 11 ac

EXISTING ZONING: I-1, Industrial District; S-1 Service District

REQUESTED ZONING: C-2, Commercial District

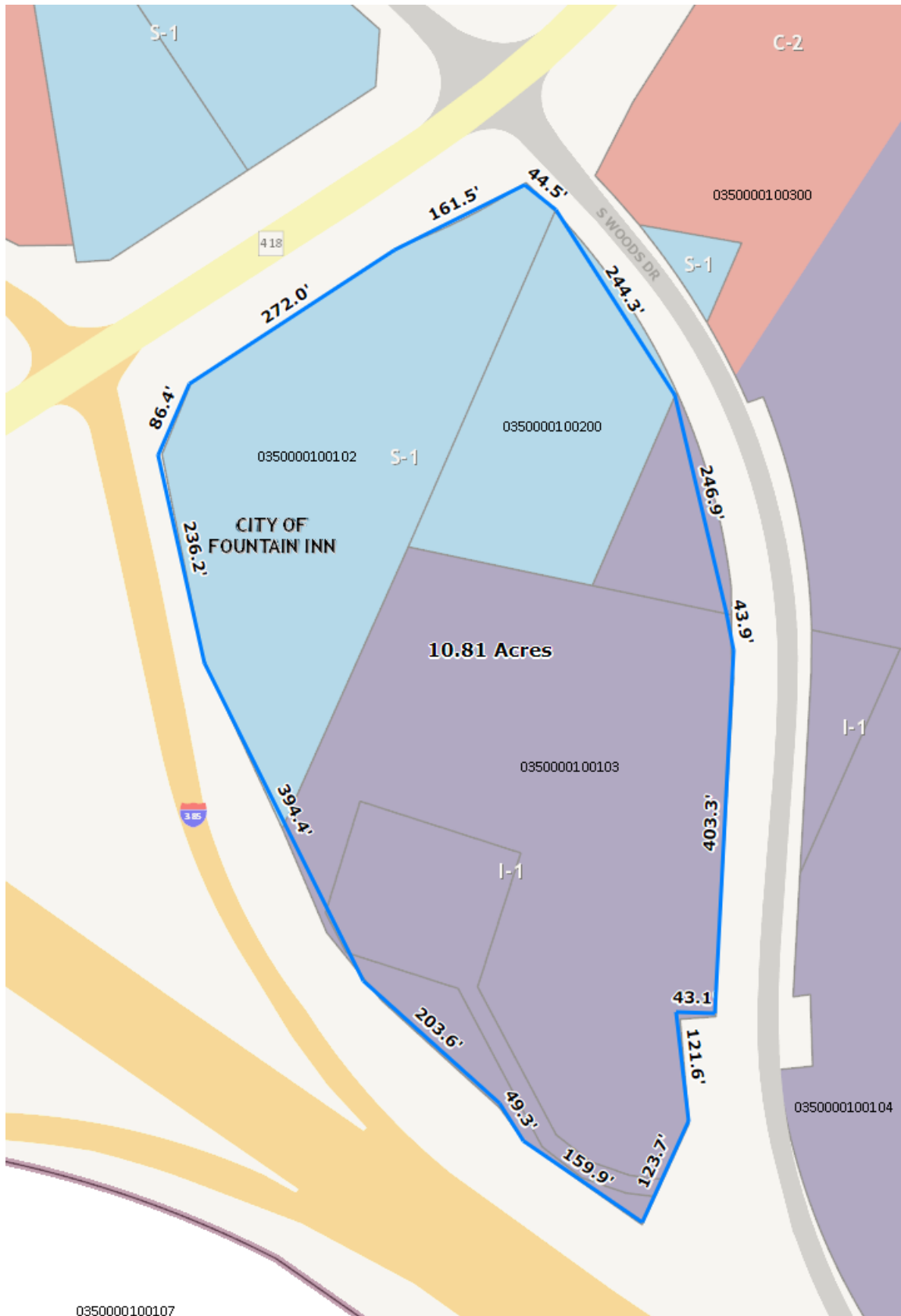
Existing Land Use: Vacant

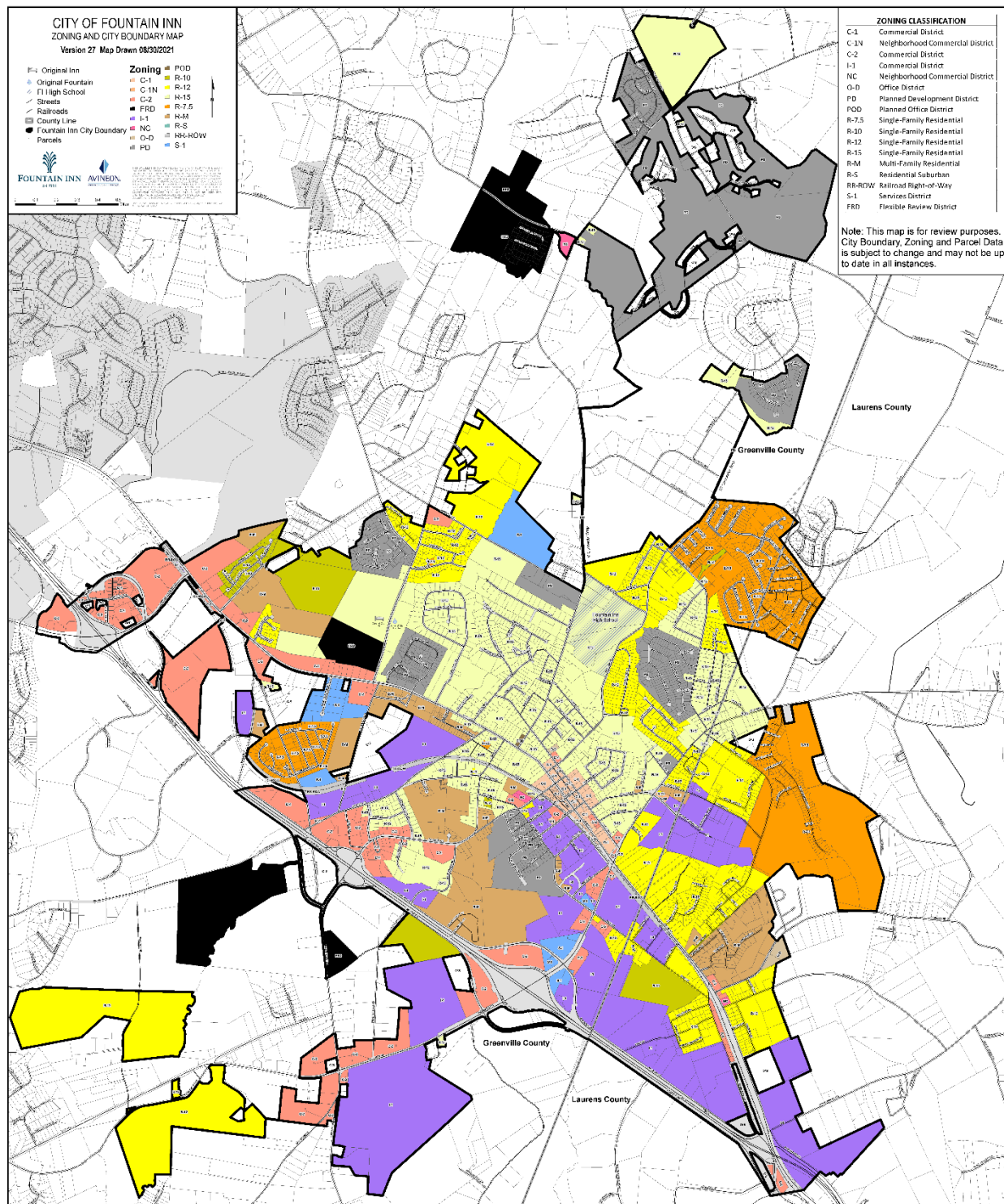
Adjacent Land Use: North: Vacant, Industrial
East: Vacant, Industrial
South: Vacant, Agricultural
West: Commercial

Adjacent Zoning: North: I-1 Industrial; C-2 Commercial
East: I-1 Industrial
South: unzoned (Greenville County)
West: S-1 Service, C-2 Commercial

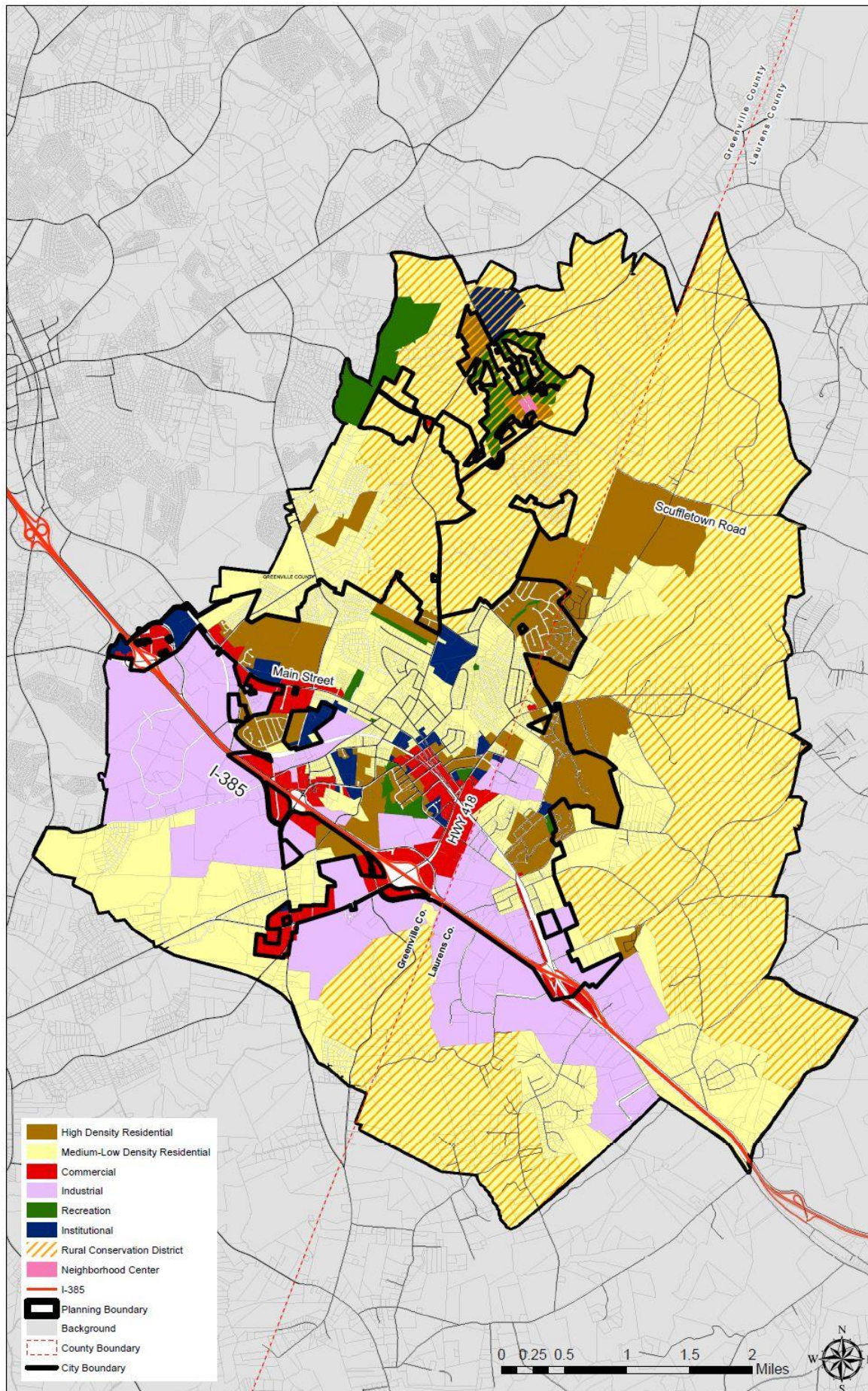
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Page 44 of 79





Future Land Use Map:



S. Woods Drive facing southeast



FI Frozen Food property (source: Google Maps)



Property facing west from S. Woods Drive (source: Google Maps)



ANALYSIS:

The subject properties are located on South Woods Drive, near the corner of SC-418 and with visibility to Interstate 385. It includes the former location of the Fountain Inn Frozen Food Plant and the half dozen parts of parcel are bound by Woods Dr. and the interstate. The subject properties are heavily wooded and vacant aside from 40 S. Woods and a power line easement bisects the SC-418 frontage from the rest of the site.

The property is currently zoned I-1, Industrial District or S-1 Service District. Properties across the street are zoned S-1, while parcels to the north were recently zoned C-2, Commercial. A request to rezoned R-M, Residential Multifamily was denied in early 2021 immediately north. S. Woods Drive is almost exclusively industrial in nature, whereas across the interchange N. Woods Drive has transitioned to multifamily use (e.g. Palisades). All properties within 300' of SC-418 fall within the Gateway Commercial Overlay, requiring additional design standards for development.

The subject property is recommended for Commercial land uses on the Future Land Use Map, as included in this report.

Definition: The commercial designation identifies areas of big box retail stores, restaurants, chain retail centers, and local retailers.

Explanation: Commercial districts have been identified in accordance with projected growth and market demand. Firstly, additional commercial development is projected around the Harrison Bridge Road, Fairview Street, and Highway 418 interstate interchanges. Property around the intersection of Milacron Drive (HWY 418) and Fairview Street Ext. has been designated for commercial use. Current land uses for this intersection, its proximity to the interstate and industrial sites, and the site's distance from downtown make this intersection best suited for any sort of commercial travel center or truck stop. Both sides of Highway 418 from Interstate I-385 to just past the intersection with South Main Street have been designated for commercial use with the exception of an entrance for South Carolina Plastics and the United States Post Office. Additionally, commercial future land use projections have expanded along Main Street past highway 418 along S. Main Street for over 900 feet.

The applicant is requesting C-2 Commercial zoning. This zone allows for sales, business services, and residential types including and multifamily structures (single-family detached subdivisions are not permitted). C-2 zoning remains one of the city's broadest zoning categories based on uses allowed. The proposed rezoning would be consistent with the 2017 Master Plan's recommendation for the parcels of land bound by I-385, S. Wood Drive and SC-418.

The applicants have not stated the intended use for the property upon rezoning.

STAFF RECOMMENDATION: Approval

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

October 14, 2021

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** October 14, 2021**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn; and Various Matters Related Thereto.

Summary Background:

Z 2021-3 would rezone 0.94 acres on two parcels from I-1, Industrial District to C-2, Commercial District. Three buildings encompass the mill site.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the October 4, 2021 meeting.

The applicant has stated the intended use of the property is a brewery, restaurant, food hall and/or event space. Two of the three buildings would be saved under their proposal.

Impact If Denied:

The various parcels would remain as-is and zoned for industrial use under I-1 Industrial zoning. Restaurants are not permitted under this zone, which is a district for manufacturing plants, assembly plants, and warehouses. The 2017 Fountain Inn Master Plan and the future land use map recommends commercial uses for the parcels.

Impact If Approved:

The property would be zoned C-2, Commercial, allowing a large variety of potential land uses including those proposed by FI Ellison LLC. C-2 zoning allows for off-street parking, whereas C-1 Central Business District should rely on city provided on-street parking.

Financial Impact:

The property is currently vacant and in disrepair. Should the applicant or another landowner restore the structures, several potential new commercial businesses could be added to the City within walkable distance in Main Street and in view of the Fountain Inn Farmer's Market.

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

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 having duly considered same and the receiving a staff report voted to approve 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 the real property referred to herein is described fully in Docket Number FI-2021-020 and is located 100 Ellison Street and 100 Wall Street, containing approximately 0.94 acres, Greenville County Tax Map 0346000200200 and 0346000200300, 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 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 THIS ____ DAY OF _____, 2021.

SIGNATURE OF MAYOR:

George Patrick McLeer

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

David W. Holmes
City Attorney

FIRST READING: _____

SECOND READING: _____

[illegible]

Fi Ellison LLC
WALL

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & DEVELOPMENT STAFF
SEPTEMBER 13, 2021**

DOCKET NUMBER: FI-2021-020

REQUEST: rezone parcel at corner of Wall Street & Ellison Street

APPLICANT: FI Ellison LLC

PROPERTY LOCATION: 100 Ellison Street, 100 Wall Street

TAX MAP NUMBER: 0346000200200, 0346000200300

ACREAGE: ~ 0.94 ac

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING: C-2, Commercial District

Existing Land Use: Vacant

Adjacent Land Use:
North: Commercial
East: Institutional, Vacant
South: Industrial
West: Residential, Commercial

Adjacent Zoning:
North: C-1, Central Business District
East: C-2, Commercial; C-1, Central Business District
South: I-1, Industrial
West: I-1 Industrial, O-D Office, R-12 Residential

Analysis:

This recognizable collection of mill structures is located across from Commerce Park in Fountain Inn's downtown. Two tax parcels lie on Wall Street and Ellison Street respectively; the building's last known use was an auction house although it currently functions as a popular location for photography. The Fountain Inn Master Plan specifically addresses this portion of Fountain Inn and preserving the structures; industrial zones should be converted to mixed use functions over time with Ellison Street serving as an extension of the Central Business District.

The subject property is recommended for Commercial land uses on the Future Land Use Map, as included in this report.

Definition: The commercial designation identifies areas of big box retail stores, restaurants, chain retail centers, and local retailers.

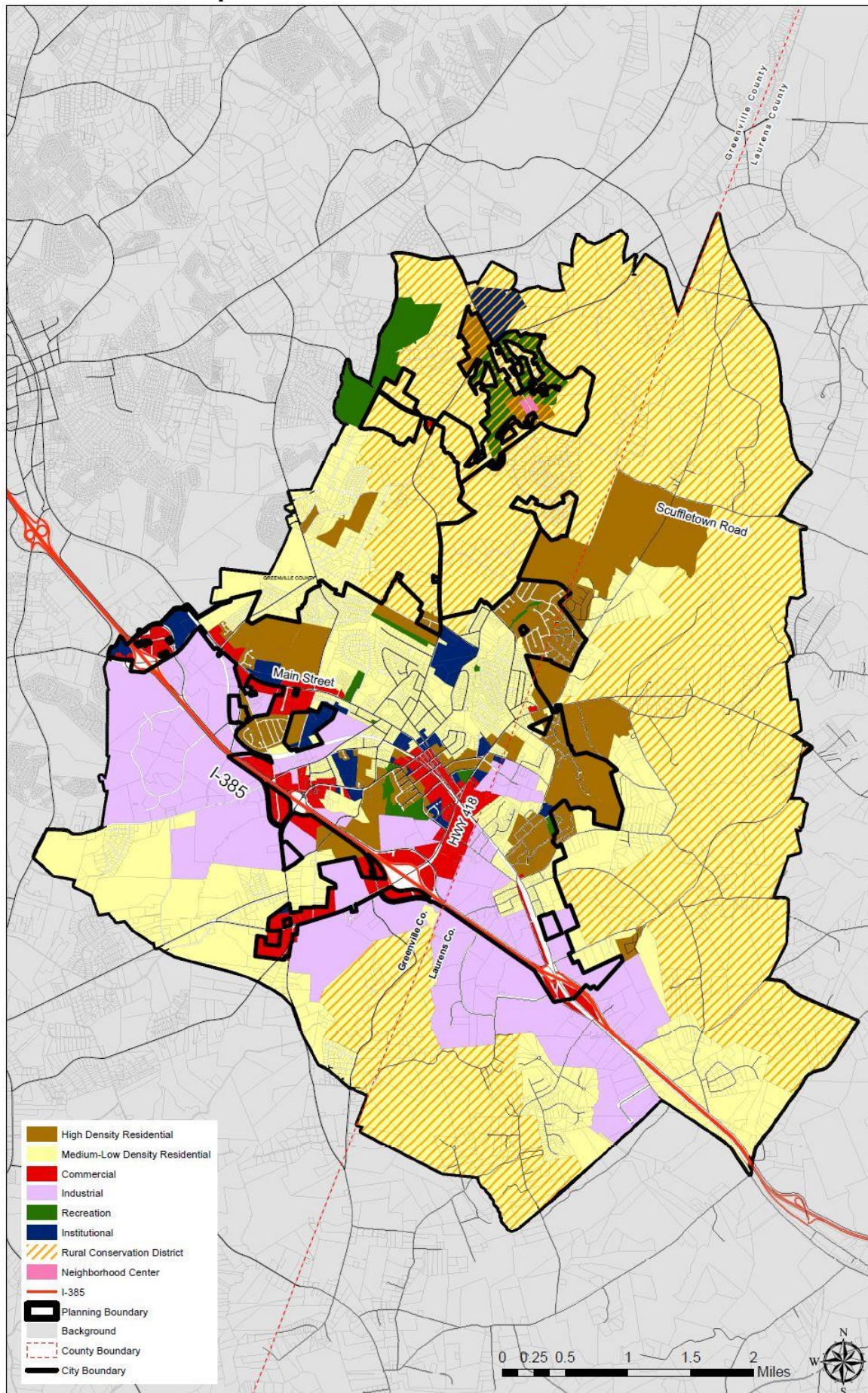
STAFF RECOMMENDATION: Approval

[illegible]

Zoning Map (Subject Area):



Future Land Use Map:



From Wall street facing southeast



From Ellison Street facing northwest:



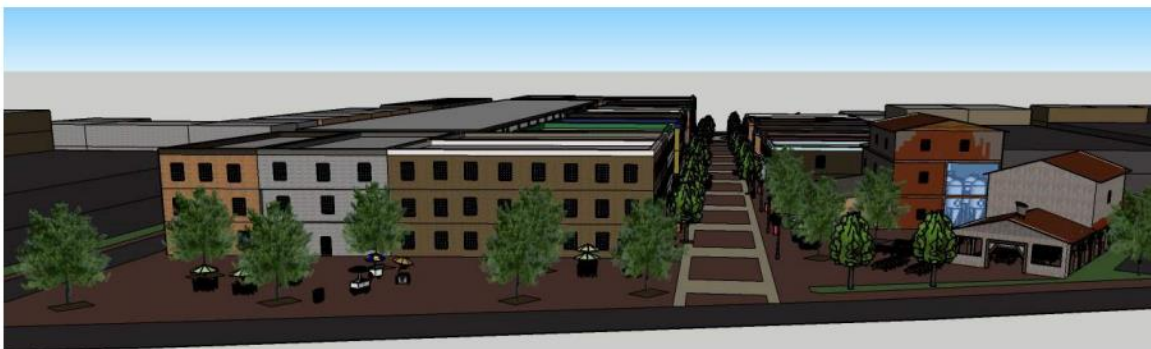
The Central Business District Commercial Area

Definition: The Central Business District (CBD) is an area of commercial use significant in the city's history as the center of rural commerce and character by means of its design and scale. Architectural features which define the scale and design for the CBD are currently defined in the city's C-1 zoning district. Examples include the buildings on the south side of Main Street between Fairview Street and Jones Street. Many good examples also exist on the north side of the same section of Main Street as well.

Explanation: It is proposed that the Central Business District be expanded to include most properties between Wall Street and Woodside Avenue as this area redevelops with a transition of high-density residential as a buffer between the historic mill village and future commercial growth along Woodside Avenue. The intent for this expansion is to connect the properties between the Central Business District and the Woodside mill village and Woodside Park. This will further strengthen the small town feel by eventually moving the heavy industrial work from the center of town and can be partially achieved by utilizing the C-1 zoning district to ensure the CBD design guidelines are utilized in these areas.

Key features: Key features of the expansion feature a focus on pedestrian scale by providing plazas with dining and water features, buildings no taller than three stories, facades utilizing masonry consistent with historic buildings on Main Street and restricting colors to those represented or like colors to those represented herein. Outdoor seating and dining are central to this plan as is a mixture of uses with commercial and office uses recommended on the ground floor and residential uses above the ground floor. It may be reasonable to convert some cross-streets to pedestrian promenades. (i.e. Ellison St.)

Central Business District Expansion



**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

October 14, 2021

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** October 14, 2021**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn; and Various Matters Related Thereto.

Summary Background:

Z 2021-4 would rezone 0.63 acres on one parcel from R-15, Residential District to R-12, Residential District. The parcel is located near the corner of Quillen Avenue and Main Street and contains one single-family home. The applicant and landowner stated the intended use of the property is to subdivide from one parcel to two in order to sell and construct a second house. Subdivision would not be permitted under R-15 zoning as the resulting lots would not be over 15,000 square feet.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the October 4, 2021 meeting.

Staff recommendation was denial of a request to R-10 zoning; at the 10/4/2021 the applicant verbally changed his request to R-12, Residential District (considered a Medium-Low Density classification similar to R-15).

Impact If Denied:

The home at 100 Quillen Avenue would remain zoned R-15, Residential District. The property could not be subdivided as proposed and the northern portion of the lot would remain as yard/open space. Accessory dwellings are permitted but they must be located in the back yard.

Impact If Approved:

The property would be zoned R-12, allowing the lot to be subdivided into two lots of approximately 12,000 sq. ft. The home at 100 Quillen would remain as a house, but another home may be constructed to the north. The land use of the property (single family residential) would not change; no commercial or office use is permitted.

Financial Impact:

A second homeowner may be added to the property; construction of a new building would generate permit fees.

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF FOUNTAIN INN, SAID AMENDMENT BEING FOR THE PURPOSE OF CHANGING THE ZONING CLASSIFICATION OF THE PROPERTY HEREIN DESCRIBED.

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 having duly considered same and the receiving a staff report voted to approve the re-zoning request from R-15, Residential District to R-12, Residential 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 FI-2021-023 and is located at 100 Quillen Avenue, containing approximately 0.63 acres, Greenville County Tax Map 0356000401200, 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 R-15, Residential District to R-12, Residential District.

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

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2021.

SIGNATURE OF MAYOR:

George Patrick McLeer

ATTEST:

APPROVED AS TO FORM:

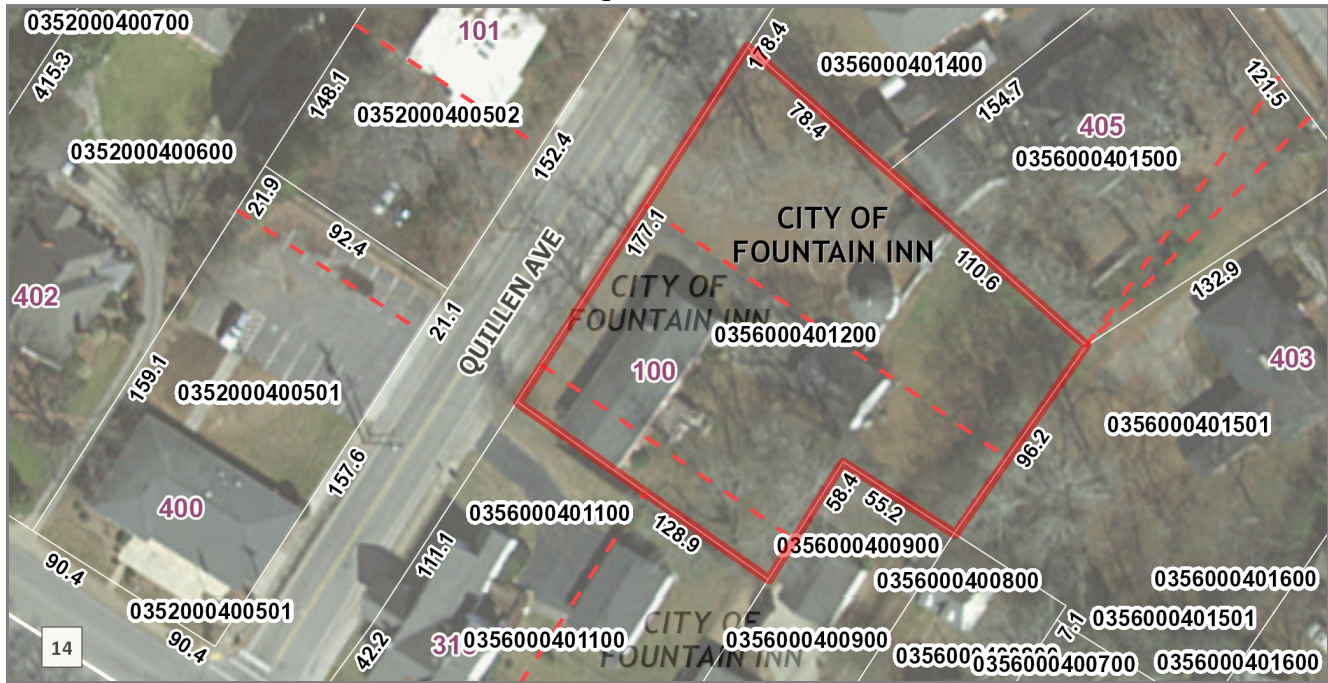
Sandra H. Woods
City Clerk

David W. Holmes
City Attorney

FIRST READING: _____

SECOND READING: _____

100 Quillen Avenue



PIN / Tax Map #	0356000401200	Jurisdiction	1
Owner Name	Babb Anne C (Jtwros)	Land Use	1100
Owner Name 2	Babb Joe R (Jtwros)	Legal Description	3,4
Mailing Address	Po Box 635	Subdivision	
City	Gray Court	Site Address Number	100
State	SC	Site Address Street	QUILLEN
Zip Code	29645	Sale Price	\$100,000
In Care Of		Fair Market Value	\$153,480
Previous Owner	R & D Brown Properties Inc	Taxable Market Value	\$151,190
Deed Date	6/27/2017	Taxes	\$2,932.06
Deed Book	2515	Date Taxes Paid	12/24/2020
Deed Page	3349	Estimated Acres	0
Plat Book		Square Feet	1500
Plat Page	0	Number of Bedrooms	3
Tax District	699	Number of Bathrooms	2
Market Area	001879	Number of Half Baths	0



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

Map Scale
1 inch = 80 feet
 10/8/2021

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & DEVELOPMENT STAFF
SEPTEMBER 13, 2021**

DOCKET NUMBER: FI 2021-023

APPLICANT/

PROPERTY OWNER: Joe R. Babb

PROPERTY LOCATION: 100 Quillen Avenue

TAX MAP NUMBER: 0356000401200

ACREAGE: ~ 0.6 ac

EXISTING ZONING: R-15, Residential District

REQUESTED ZONING: R-10, Residential District

Existing Land Use: Residential

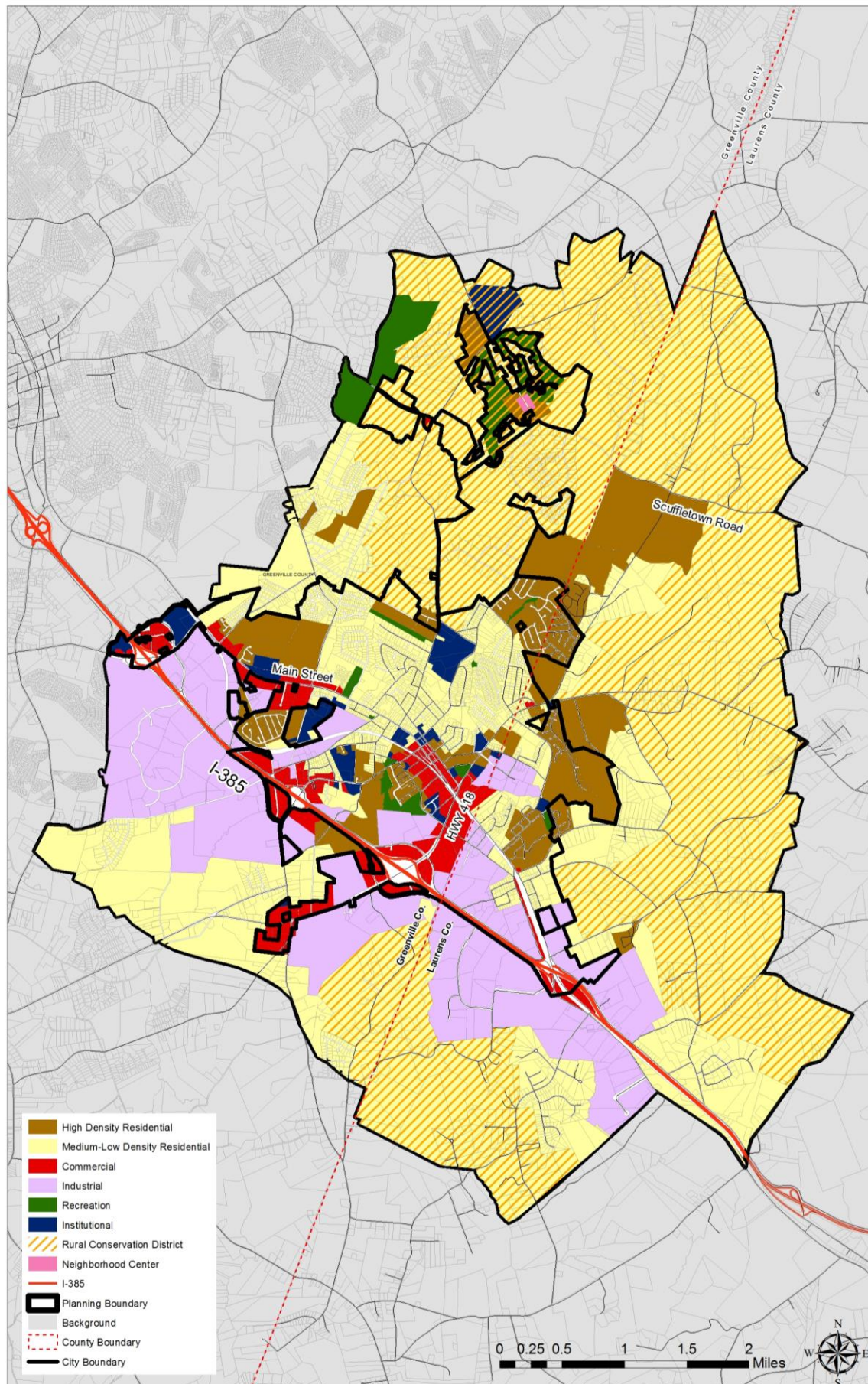
Adjacent Land Use: North: Residential
East: Residential
South: Residential, Institutional (office)
West: Residential

Adjacent Zoning: North: R-15, Residential District
East: R-15, Residential District
South: R-15, Residential District
West: POD, Planned Office District

Zoning Map (Subject Area):



Future Land Use Map:



Northern portion of subject property, facing east



Southern portion of subject property, facing southeast



ANALYSIS:

The subject property is located at 100 Quillen Avenue at the intersection with Main Street/SC-14. The area is residential in nature with charming homes varying in style, size, and architecture. Quillen Avenue now serves as the gateway to Fountain Inn High School at 644 Quillen Avenue.

The property is currently zoned R-15, Residential District as are adjacent properties to the north south, and east. Properties on the opposite side of Quillen are zoned POD, Planned Office District. Tucker Branch is also zoned R-12. The next closest residential zoning category is R-7.5 Residential on Andrews Lane.

The subject property is recommended for Medium-Low Density land uses on the Future Land Use Map, as included in this report.

High Density Residential

Definition: Medium-Low Density Residential is shown as any single-family residentially zoned district that is 3.6 units per acre or less in density. Land used primarily as agriculture is largely associated with a residence and is represented as part of this category.

The applicant is requesting R-10, Residential District zoning. This would be considered High Density Residential per the 2017 Future Land Use Map. The proposed rezoning would be consistent with the 2017 Master Plan's recommendation for the parcel or the area surrounding Main Street Fountain Inn.

The R-15 Residential District allows for lots 15,000 square feet (1/3 ac) and up. The subject property meets this requirement as one parcel. However, if the property were subdivided neither parcel would meet this requirement. Resulting lots if rezoned would be at least 10,000 square feet when surveyed.

Lots smaller than 15,000 sf but with R-15 zoning can be found on this block (314, 316 Main Street) and are directly adjacent to 100 Quillen Avenue.

The proposed rezoning would be a "spot" and is not adjacent to any other parcels zoned R-10 Residential District. However, the minimum parcel size would roughly match several of those on the neighborhood block and R-10 would not allow townhomes or multifamily apartment units. The Commission must decide if the site specifics warrant going against the 2017 Master Plan recommendation. The applicant's request matches city goals for infill development, walkable locations, and housing supply, but does not match any adjacent zoning. A smaller accessory use such as a garage expansion or mother-in-law suite (if legally codified) may be more appropriate use under the existing zoning.

Staff Recommendation: Denial of R-10 request



REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina

October 14, 2021

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading

Agenda Date Requested: October 14, 2021

Ordinance/Resolution Caption:

An Ordinance to Provide for the Amendment of the Fountain Inn, South Carolina - Code of Ordinances; and Various Matters Related Thereto.

Summary Background:

TX 2021-2 would amend the Zoning Ordinance pertaining to Section 5:12. - GCO, Gateway Corridor Overlay District. The zoning overlay encompasses a geographic area roughly from the municipal cemetery and PD Terry City Park to the Interstate 385 interchange along McCarter Road/418. This overlay was established in 2013 “to encourage well planned, attractive development along Fountain Inn’s Highway 418 gateway corridor that promotes safety for all modes of transportation, enhances the historical nature of the community, strengthens and stabilizes property values, creates and upholds a distinctive gateway character, and accommodates future expected growth in a way that is consistent with the SC 418 Corridor Plan and the City’s comprehensive plan”.

The corridor was primarily industrial in character and zoning until road improvements and regional growth have put development pressure on this interstate exit. Many parcels along this route are underdeveloped and/or vacant. The 2017 Fountain Inn Master Plan and future land use map recommends commercial uses along this corridor. Two rezoning requests and two Board of Zoning applications have been submitted within this overlay in two years.

Structures constructed prior to the overlay’s effect include Bojangles restaurant and the U.S. Post Office building. Structure constructed in the mid-2010’s include McDonald’s (sign variance) and Zaxby’s restaurants. Structures under construction under the overlay’s effect include a dollar store and a coffee drive-thru restaurant.

There is concern regarding the proximity of businesses to one another, creating an area without diversity of services, and preserving the intent of the gateway overlay. Land uses would not be prohibited outright if allowed under the base zoning. Recently other Golden Strip municipalities have proposed like measures, in areas of focus such as their city center or pertaining to land uses that concentrate in a single area.

The Planning Commission voted unanimously (4-0) in favor of the text amendment at the October 4, 2021 meeting. A previous discussion regarding changes to the overlay restrictions took place on July 12, 2021 by the commission.

Impact If Denied:

Section 5:12. - GCO, Gateway Corridor Overlay District. would remain as authored in 2013. As development occurs along SC-418, all land uses permitted in the base zoning may be established (if meeting current overlay guidelines).

Impact If Approved:

GCO, Gateway Corridor Overlay District will be amended to reflect 2021 development demands: lighting requirements for businesses are relaxed to reflect current character while linear distance shall separate like uses. Land uses established prior to adoption of this ordinance would not be subject to the amendments therein.

ORDINANCE

TITLE: AN ORDINANCE TO AMEND ARTICLE 5, DISTRICT REGULATIONS OF THE CITY OF FOUNTAIN INN ZONING ORDINANCE; TO AMEND SECTION 5:12. – GCO, GATEWAY COMMERCIAL OVERLAY DISTRICT AND VARIOUS PROVISIONS RELATING THERETO

WHEREAS, The City has a Zoning Ordinance that regulates land use and creates therein districts and provides for regulations within those districts; and

WHEREAS, The City Council has determined that the GCO zoning overlay is established to encourage well planned, attractive development along Fountain Inn's Highway 418 gateway

WHEREAS, The City Council has determined that The Gateway Corridor Overlay District creates and upholds a distinctive gateway character, and accommodates future expected growth in a way that is consistent with the SC 418 Corridor Plan and the City's comprehensive plan

WHEREAS, amendment of 5:12.2. Uses Permitted: is intended to allow for the diversity of goods and services in a given area, specifically in the gateway and not exclusive to all commercial corridors of the City

WHEREAS, the Mayor and City Council have reviewed the proposed amendments and have determined that it is in the best interest of the City to adopt them;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOUNTAIN INN, SOUTH CAROLINA, AS FOLLOWS:

Section 1. That the Zoning Ordinance, Article 5, District Regulations, Section 5:6 be amended as shown on Attachment 1 entitled: “AMENDMENT TO ZONING ORDINANCE, Section 5:13. - GCO, Gateway Commercial Overlay District.” to remove lighting requirements for signage and limit selected uses by linear distance.

Section 2. 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 amendments authorized by this Ordinance in accordance with the conditions herein set forth.

Section 3. Severability. The provisions of this Ordinance are hereby declared to be severable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions hereunder.

Section 4. Repeal of Conflicting Ordinance. All ordinances, orders, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its passage and approval.

Section 7. Savings Clause: Nothing in this ordinance hereby adopted shall be construed to affect any suit or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed or amended as stated in Sections 1, 2 and 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 8. Effective Date of the Ordinance. This ordinance shall become effective upon final approval by Council after second reading and signing by the Mayor.

DONE in Regular Meeting duly assembled this _____ day of _____ 2021.

SIGNATURE OF MAYOR:

George Patrick McLeer

ATTEST:

Sandra H. Woods
City Clerk

APPROVED AS TO FORM:

David W. Holmes
City Attorney

FIRST READING: _____

SECOND READING: _____

ATTACHMENT 1

AMENDMENT TO ZONING ORDINANCE

SECTION 5:13.

GCO, GATEWAY COMMERCIAL OVERLAY DISTRICT.

Section 5:12. GCO, Gateway Corridor Overlay District.

Purpose and intent: The Gateway Corridor Overlay District has been created to encourage well planned, attractive development along Fountain Inn's Highway 418 gateway corridor that promotes safety for all modes of transportation, enhances the historical nature of the community, strengthens and stabilizes property values, creates and upholds a distinctive gateway character, and accommodates future expected growth in a way that is consistent with the SC 418 Corridor Plan and the City's comprehensive plan.

5:12.1. Location and Applicability: The Gateway Corridor Overlay District is a special public interest district encompassing a particular geographic area that does not coincide with the boundaries of its underlying zoning districts and is identified on Fountain Inn's Official Zoning Map. It includes all properties contiguous to SC Highway 418 lying between the intersection of Interstate 385 and Highway 418 and continuing to Walker Street. The boundaries of the overlay district shall be measured from the edge of the right-of-way to a depth of three hundred (300) linear feet. Unless otherwise noted, the requirements of the Gateway Corridor Overlay District apply to all commercial, service, office, multi-family, and mixed-use development and are in addition to the requirements of the underlying zoning district. Where the requirements of the underlying zoning district and the overlay district are in conflict, the more restrictive requirements will apply.

5:12.2. Uses Permitted: The overlay district provisions apply to any underlying zoning district (but not including single-family residential ~~and industrial districts~~) set forth in this Ordinance that exists within the overlay district. All uses permitted by right in the underlying zoning district shall be permitted by right in the Overlay District, ~~subject to the requirements listed below.~~

~~5:12.2-1. The following land uses shall not be located within 2,000 linear feet of any existing land use of the same designation:~~

- ~~A. Automobile service station~~
- ~~B. Billiard hall~~
- ~~C. Car wash~~
- ~~D. Dollar store~~
- ~~E. Liquor store~~
- ~~F. Mini warehouses~~
- ~~G. Nightclub~~
- ~~H. Pawn shop~~
- ~~I. Truck terminals, freight terminals, passenger terminals~~
- ~~J. Used car lot~~

~~The required separation distance shall be measured in a strait line from the nearest point on the lot line of the property occupied by an existing use to the nearest point on the lot line of the subject property.~~

5:12.3. Uses Permitted by Special Exception: The overlay district provisions apply to any underlying zoning district (but not including single-family residential and industrial districts). Uses permitted by special exception in the underlying zoning district shall be permitted by special exception in the Overlay District.

5:12.4. Nonconforming Uses of Land and Structures: Land uses or structures located in the Gateway Corridor Overlay District that were legally in existence prior to the adoption of this ordinance may be maintained unchanged but are deemed to be nonconforming. Legal nonconforming uses shall conform to Article 7, Section 2 of this Ordinance.

5:12.5. Dimensional Requirements: Dimensions of lots and placement of buildings should promote visual continuity, encourage pedestrian activity and provide safe access. Buildings should face the street and be

arranged so that they create and maintain a consistent uniform streetscape. Step-backs shall be used to permit sunlight and air access to lower-level buildings.

5:12.5-1. *Front Setback.* Front setbacks shall be a minimum of 10 feet and shall not exceed 20 feet.

5:12.5-2. *Side Setback.* Side setbacks shall be a minimum of 5 feet and shall not exceed ~~64 feet on one side and~~ 12 feet on ~~one the other~~ side.

5:12.5-3. *Rear Setback.* Rear setbacks shall not be required except where property abuts a residential use. Then rear setback shall be a minimum of 10 feet and shall be increased by 1 foot per 3 feet of building height above 12 feet.

5:12.5-4. *Lot Width.* Lot width shall be 50 feet at a minimum.

5:12.5-5. *Height Limitation.* Building heights shall not exceed 4 stories or 45 feet except as provided in Article 7, Section 7.

5:12.5-1.1 *Additional height exception.* Hotels and motels may be erected to a height exceeding 45 feet, provided that the use is permitted in the underlying district and the required side and rear yards are increased by at least one foot for each one foot of additional building height above 45 feet. This regulation supersedes the regulation governing the number of stories in the particular underlying zoning district regulations.

5:12.5-1.2 *Step-backs.* Floors above the second floor shall be stepped back a minimum of 5 feet for the third floor (see Figure 1 below), and an additional 5 feet for floors above the third. The maximum step-back under this method shall not exceed 10 feet.

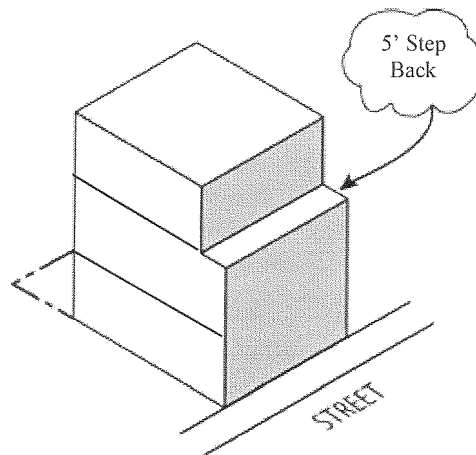


Figure 1

5:12.6. *Parking:* No parking area shall be located along frontage, or otherwise between building and road. Side and rear parking lots should be used when possible to promote pedestrian safety and accessibility and aesthetic continuity. Shared parking is encouraged to promote connectivity.

5:12.6-1. *Off-Street Parking.* Off-street parking shall be provided in accordance with the provisions set forth in Article 7, Section 9 in addition to the following:

5:12.6-1.1 Buildings located on corner lots shall not locate parking between the building and the road (see Figure 2 below).

5:12.6-1.2 Buildings located on corner lots shall not locate drive through lanes between the building and the road (see Figure 3 below).

5:12.6-1.3 A maximum of 20% of required parking or one double row, whichever is greater, may be located in one side yard (see Figure 2 below).

5:12.6-2. *Roadside Buffer*. A buffer yard shall be provided between all parking areas and the public right of way in accordance with Article 7, Section 9.12.

5:12.6-3. *Shared Parking*. Shared use of parking may occur when two or more uses on the same or separate sites face parking demands at different times. If two or more properties share parking, the Zoning Administrator may authorize a 25 percent reduction from the minimum number of parking spaces required for each property if there is a written agreement between adjoining landowners for shared parking as specified herein.

5:12.6-4. *Accessibility*. Parking shall be provided according to current standards required by the Americans with Disabilities Act.

5:12.6-5. *Pedestrian Safety*. Parking lots shall be designed to allow pedestrians to safely walk from their vehicles to building entrances and to any common areas by providing clearly defined and appropriately placed sidewalks, walkways, or pathways and marked cross walks.

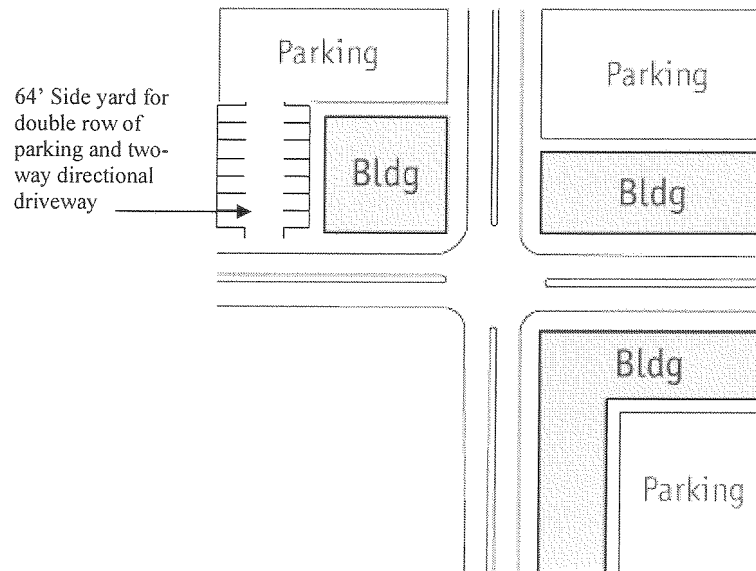


Figure 2

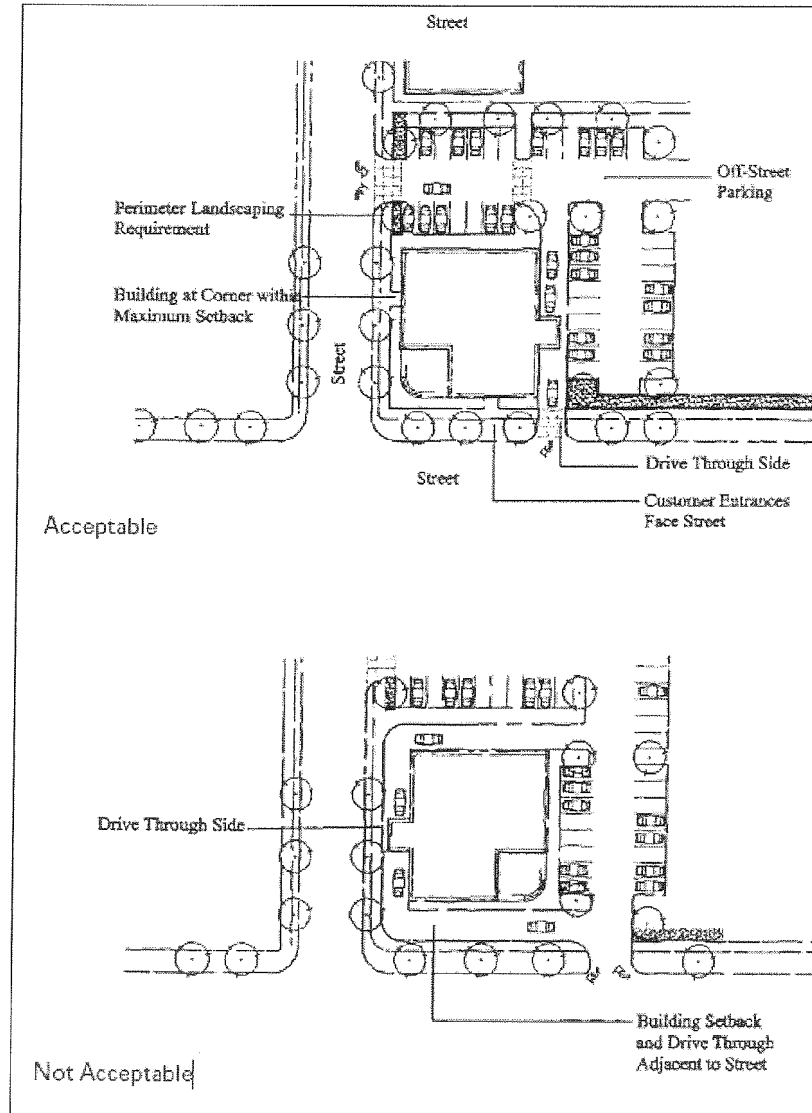


Figure 3

5:12.7. Landscaping: Parking lots are frequently used public spaces that should be treated as such by providing adequate shade and aesthetic dimension to promote users' safety and enjoyment. Landscaping as a screening device limits the negative impacts experienced by adjacent residential lots. Additionally, parking lot landscaping serves to minimize the storm water runoff created by large concentrated areas of asphalt.

5:12.7-1. Parking Lots. All developments with parking lots exceeding 10 spaces shall provide o of this Ordinance.

5:12.7-2. Rear and Side Screening. All non-residential lots abutting residential lots shall provide a buffer transition yard in accordance with Article 5, Section 11 of this Ordinance (see Figure 4 below).

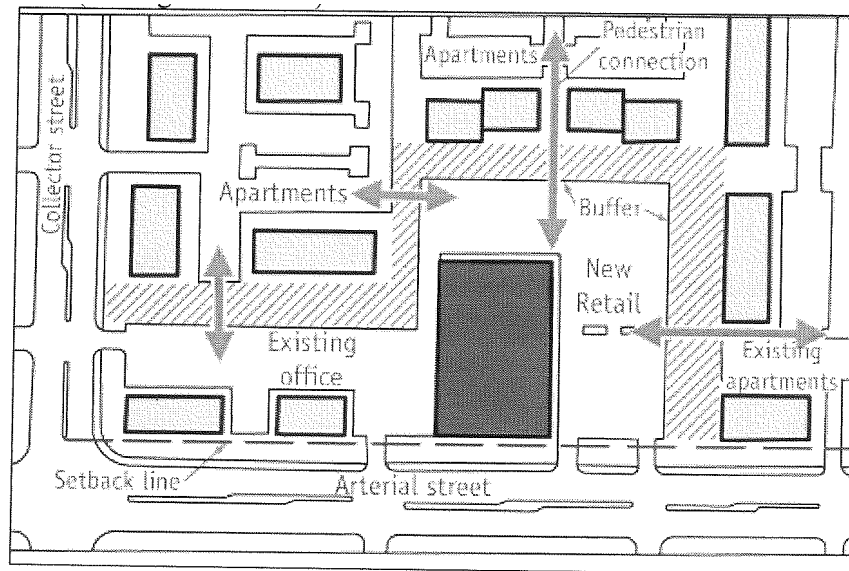


Figure 4

5:12.8 Vehicular and Pedestrian Connections between Sites: Well designed commercial corridors include vehicular and pedestrian connectivity between sites to create safe and comfortable access for users, reduce traffic congestion, improve safety, and to encourage the cohesive development of properties along the corridor.

5:12.8.1 All sites and developments shall be designed to provide private drive or public road connections to existing private drives or public roads on adjacent sites, or stub-outs to abutting properties if connections are not feasible.

5:12.8.2 Sidewalks shall be provided along both sides of internal public roads and private drives.

5:12.8.3 Sidewalks shall be provided to connect existing public roads and private drives to customer entrances.

5:12.9. Open Space: Open space is encouraged. However, in an effort to limit spacing between buildings and promote a walkable environment, the open space requirement for new developments is relatively low.

5:12.9-1. 10 percent of each property shall be preserved as open space (includes buffer yards, landscaped islands, accessible roof gardens, and detention areas).

5:12.10. Signage: To create a cohesive, aesthetically pleasing façade, permitted signage will be restricted to two signs per business: one wall sign or canopy sign, and one freestanding sign or decorative post sign. The use of these signage forms will help promote an inviting, pedestrian-friendly environment, while still allowing businesses to express individuality and creativity with their designs.

5:12.10-1. Materials. Sign materials shall be consistent with and integrated into the overall design of the structure(s).

5:12.10-2. Two of the following permanent signs per business shall be permitted:

One from Column A	One from Column B
Wall sign, not exceeding 20 percent of usable wall space with a maximum of 100 square feet	Freestanding sign, not to exceed 6 feet in height as measured above grade and maximum sign face of 24 square feet in area
	OR

Canopy sign, not exceeding 20 percent of canopy face area with a maximum of 12 square feet	
--	--

5:12.10-3. *Illumination.* ~~Signs shall be externally lit, if at all. The lighting of signs must be from the top of the sign and directed downward.~~ Indirect light sources must be shielded from the view of persons viewing the sign and be further shielded and directed so that the light shines only on the sign and that illumination beyond the copy area is minimized. Neon lighting and electronic message signs are exclusively prohibited.

5:12.10-4. *Temporary Signage.* Temporary signage shall not be posted for more than 30 consecutive days and shall not account for more than 10 percent of a building's façade.

5:12.11. *Lighting:* Standards will encourage adequate lighting to promote safety while limiting light pollution and minimizing glare. Light sources shall be used to promote true, "white lighting". Photometric plans shall be required for any newly proposed development to determine if the following standards have been met.

5:12.11-1. *Height.* Parking areas shall be lit to provide safety for the patrons utilizing the lot. Lighting shall be no greater than 20 feet in height and shall be directed to ensure no spillover lighting occurs on adjacent properties or public rights-of-way.

5:12.11-2. *Type.* Each outdoor luminaire shall be a recessed or a full cutoff fixture.

5:12.11-3. *Canopy Lighting.* Canopy lighting shall be recessed within the structure allowing the canopy edge to protrude below the surface area. Outdoor lighting installed on canopies or drive-thru facilities are permitted an average foot candle reading of 20 foot candles under any area that is illuminated.

5:12.11-4. *Prohibited Lighting.* The following lighting fixtures are prohibited: neon lighting, searchlights, laser source lights, flood lights, wall packs, or any similar high-intensity light, except in emergencies by police and fire personnel.

5:12.12. *Architectural Features:* Materials used shall be consistent with existing structures along the corridor as well as those fronting Main Street. The feel of the newly designed corridor should mimic the majority of existing commercial buildings that consist of quality materials, and pedestrian-focused features such as first-level transparency and embellishment, awnings, and overhangs.

5:12.12-1. No street-level building wall shall be blank; building facades facing public streets shall include a minimum of 40 percent embellishment of interest-creating features such as doors, display windows, murals, etc.

5:12.12-2. *Materials.* Exterior finish materials shall be limited to brick, natural stone, stucco, and/or, if approved by the City, wood or a synthetic material closely resembling outright approved materials. No aluminum or steel siding, non-architectural sheet metal, non-textured concrete block, vinyl, or EIFS shall constitute any portion of a building except trim.

5:12.12-2.1 The acceptable exterior finish materials shall also cover a minimum of two feet around the corners of the façade to achieve a fully finished edge (see Figure 5 below).

The masonry
turns the
corner and
continues at
least two feet
on this
building.

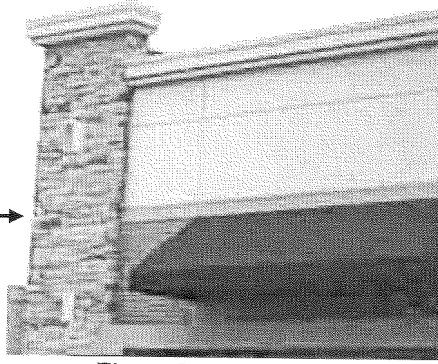


Figure 5

(Ord. No. ZTXT-2013-001, § 1(Exh. A), 5-9-13)



Fountain
Inn

Application for Service
City of Fountain Inn - Boards and Commissions

Name: NELSON DEEVER Home Phone: (864) 417-5317

Home Address: 132 TRAILWOOD DRIVE Zip: 29644

Mailing Address (If different): —

E-Mail Address: NelsonandLiza@aol.com

Board/Commission Preference: PLANNING COMMISSION

City of Fountain Resident: ☒ Yes ☐ No County: GREENVILLE

City Ward (Please Circle One) 1 2 3 (4) 5 Mayor

Daytime/Business Telephone Number: (434) 845-0911

Business/Firm: GENWORTH FINANCIAL

Business Address: 3100 ALBERT LANKFORD DR. LYNCHBURG VA Zip: 24501

Position/Occupation: SENIOR CONTRACT SERVICE REP

How did you hear of City Boards and Commissions? ☒ City Staff ☒ City Council Member
Other —

Background information you consider important to this application (including education, family, civic interest/organizations, etc.) I'VE LIVED IN FOUNTAIN INN FOR 7 YEARS; MY DAUGHTER ATTENDS THE NEW HIGH SCHOOL

Reasons for wanting to serve on a City Board/Commission: I WANT TO BE ABLE TO CONTRIBUTE TO THE FUTURE OF FOUNTAIN INN

List any governmental Boards/Commission on which you are currently serving on or have served on in the past: BZA SINCE DECEMBER 2020

Please read carefully the following statement before signing: I am willing to devote the time necessary to carry out the responsibilities and requirements of serving on a City of Fountain Inn Board/Commission.

Signature: [Signature] Date: 9/17/21

RETURN APPLICATION AND/OR RESUME TO:

Clerk of Public Works • City of Fountain Inn • 315 North Main Street • Fountain Inn, SC 29644