



Minutes

**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.**

Charles Harper, Quail Run Subdivision - Spoke in objection to yard debris container pickup.

- 5. Presentation**
 - a. Proclamation - Rett Syndrome Awareness Month to be presented to Zoe Adams**

Mayor McLeer presented Zoe and Rosie Adams a proclamation designating October 2021 Retts Syndrome Awareness month.
 - b. New Employee Introductions**

Public Works - William Buss, Wayne Eddleman, Fred Wilson

- 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**

Motion by Councilmember Cunningham, second by Councilmember Blackstone to approve the September 9, 2021, Regular Council Meeting Minutes

The motion carried unanimously 6/0.

- 7. City Administrator's Report - Shawn Bell**

- a. September Reports**

- 8. Unfinished Business -**

- a. Second Reading, Ordinance 2021-10 Waste Water**

Mr. Bell stated that Ordinance # 2021-10 authorizes the execution and delivery of a wastewater service agreement, authorizing the City Administrator to negotiate the agreement.

The City and Metropolitan Sewer Subdistrict (Metro) desire to enter into a Wastewater Service Agreement for the provision of wastewater collection services to the Pine Ridge, Fox Tail, and Jenkins Bridge Road Parcels.

Motion by Councilmember Mahony, second by Councilmember Blackstone to approve on second reading, Ordinance 2021-10.

The motion carried unanimously 6/0.

- 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.

Mayor McLeer stated that our meetings are set by ordinance as the second Thursday of the month. Due to the Veterans Day Holiday, we would like to reschedule to Wednesday, November 10th, the day before. We would also like to reschedule the December 9th meeting to Wednesday, December 1st. The City Ordinance states "On December 1, or the following Monday if December 1 should fall on Saturday or Sunday, following the declaration of the result of the election, the council shall meet in special session, at for the purpose of installing the mayor-elect and councilmembers-elect. "

Motion by Councilmember Thomason, second by Councilmember Cunningham to reschedule the November 11, 2021, Regular Council Meeting to November 10, 2021 and reschedule December 9, 2021, Regular Council Meeting to December 1, 2021.

The motion carried unanimously 6/0.

b. First Reading, Z 2021-2 40 S Woods Drive, Rezone to C-2 Commercial District

Mr. Bell stated 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.

Councilmember Dearybury recused herself from the vote as she works for the attorney on the project.

Motion by Councilmember Thomason, second by Councilmember Blackstone to approve on first reading, Z 2021-2.

Roll Call Vote:

Aye: Mayor McLeer, Councilmember Mahony, Councilmember Blackstone

Nay: Councilmember Thomason, Councilmember Cunningham

The motion carried 3/2.

c. First Reading, Z 2021-3 100 Ellison Street, 100 Wall Street, Rezone to C-2 Commercial District

Mr. Bell stated 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.

Motion by Councilmember Thomason, second by Councilmember Blackstone on first reading, Z 2021-3.

The motion carried unanimously 6/0.

d. First Reading, Z 2021-4 100 Quillen Avenue, Rezone to R-12, Residential District

Mr. Bell stated 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)

Motion by Councilmember Blackstone, second by Councilmember Mahony to approve on first reading, Z 2021-4.

The motion carried unanimously 6/0.

e. First Reading, TX 2021-2 Amend Section 5:12 - GCO, Gateway Corridor Overlay District

Greg Gordos stated 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.

Motion by Councilmember Dearybury, second by Councilmember Blackstone to approve on first reading, TX 2021-2.

The motion carried unanimously 6/0.

10. Appointments

a. Planning Commission - Nelson Deever

Mr. Bell stated that there is a vacancy on the Planning Commission. He recommends Nelson Deever. He currently serves on the Board of Zoning Appeals and has expressed interest in serving on the Planning Commission.

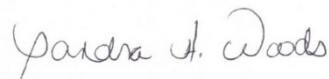
Motion by Councilmember Blackstone, second by Councilmember Cunningham to Planning Commission - Nelson Deever.

The motion carried unanimously 6/0.

11. Adjourn

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

The motion carried unanimously 6/0.



Sandra Woods
City Clerk