



Fountain Inn Planning Commission
Zoning Hearing Minutes
February 1, 2021 ~ 6:00 PM ~ Virtual Online Meeting via Zoom

The following Board members of Planning Commission in attendance: Aaron Hood, Matthew Waschkowski, Brent Fonokalifi, Walt Tanner

City Staff members in attendance: Greg Gordos, Shawn Bell

City Council members in attendance: AJ Dearybury, Phil Clemmer

Visitors: seven

Welcome/Call to Order- Aaron Hood, Chairman

FI-2021-001

**Request: Annex and zone to R-10, Residential District
Pine Ridge subdivision**

**Tax Map: Tax Map: 0342000100600, 28.7 acres
N. Nelson Drive**

Applicant: Bluewater Civil Design obo Mark III Properties

Ms. Mackenzie Poston spoke on behalf of the applicant as engineer. She stated that this project has previously come before the Commission (January) and that sidewalks had been added to the project along Old Fairview Road

Exhibit A: revised Preliminary Plan for Pine Ridge Place

Ms. Poston stated the land developer Mark III Properties was willing to add sidewalks in order to be granted annexation approval but that the site plan was already approved by Greenville County. She stated the developer's intent was not to circumvent Fountain Inn Standard. They cannot add sidewalks to the frontage road due to existing grading, rock and additional cost to the under-construction project.

Greg Gordos, Zoning Administrator Staff Report

- Subject property located on North Nelson Drive and Old Fairview Road
- Previously discussed at the 1/4/2021 Planning Commission public hearing
- Visible from Interstate 385 with active grading underway

- Nearby residential projects include Palisades apartments, Foxtail Cottages
- Approved in Greenville County (unzoned) and has been through Subdivision Advisory Committee
- Addition of sidewalks on Old Fairview Road is only addition to previous plans
 - Sidewalks were reason for tabling 1/4/2021 vote to annex
- Existing zoning in unzoned in unincorporated Greenville County
- Requested zoning is R-10, Residential District
 - Cluster development would allow lots smaller than 10,000 sf for percentage of open space
- Parcel to be developed regardless on annexation: staff recommendation from January remains

Staff recommends approval

Public Comment Period

- None submitted

Board Discussion

- Chairman Aaron Hood asked if any changes had been made since the January hearing – Mr. Gordos stated that the sidewalks on Old Fairview Road made up the changes.
- Board discussion followed regarding sidewalks on city standards for sidewalks and the lack of sidewalks on North Nelson Drive.
- Ms. Poston was asked if sidewalks were feasible on N. Nelson – she responded she would need to speak with the developer, Mark III Properties.

Motion to table the request to annex tax map number 0342000100600 and rezone the property to R-10, Residential District by Aaron Hood.

Motion seconded by Matthew Waschkowski.

Roll Call Vote:

| | |
|---------------------|-----|
| Aaron Hood | aye |
| Matthew Waschkowski | aye |
| Walt Tanner | aye |
| Brent Fotokalifi | aye |

Motion made and properly seconded.

All aye.

Motion carried 4-0.

The item shall not be addressed until the next scheduled Planning Commission hearing (3/1/21).

FI-2021-003

**Request: Annex and zone to R-15, Residential District
Pine Ridge subdivision**

**Tax Map: Tax Map: 0555030101003, 8.2 acres
Jones Mill Road**

Applicant: Fountain Inn Museum

No one spoke on behalf of the applicant.

Greg Gordos, Zoning Administrator Staff Report

- Subject property located on Jones Mill Road
- On developing corridor between new subdivisions and future Fountain Inn High School
- Site of Jones Mill/Stone Mill
- Located within floodplain
- Intended use is for a park and museum space, but renovations to structure first
- Existing zoning in R-S, Residential Suburban in unincorporated Greenville County
- Requested zoning is R-15, Residential District
 - No institutional/park zoning in Fountain Inn City
 - Public parks allowed in R-15 zoning, private park or museum by Special Exception
- No impact to services or taxes (owned by museum, future plans to be determined)

Staff recommends approval

Public Comment Period

- Two persons submitted written public comment in opposition to the rezoning. Their comments were read aloud to the Commission members. Items addressed included safety, traffic, and opposition to City annexation.

Board Discussion

- Mr. Matthew Waschkowski stated he heard the publics concerns. Discussion followed regarding if project would have a negative impact by being zoned R-15 Residential and if the eight acres were annexed into the City of Fountain Inn limits.

Motion to approved the request to annex tax map number 0342000100600 and rezone the property to R-15, Residential District by Matthew Waschkowski.

Motion seconded by Walt Tanner.

Roll Call Vote:

| | |
|---------------------|-----|
| Aaron Hood | aye |
| Matthew Waschkowski | aye |
| Walt Tanner | aye |
| Brent Fotokalifi | aye |

Motion made and properly seconded.

All aye.

Motion carried 4-0.

FI-2021-004

**Request: Annex and zone to R-12, Residential District
Pine Ridge subdivision**

**Tax Map: Tax Map: 0562020100201, P/O 0562010102910, 139.2 acres
Parsons Road**

Applicant: Gray Engineering

Ms. Waverly Wilkes spoke on behalf of the application. She stated the intent was to construct a single-family subdivision on both sides of Parsons Road and annex into the city limits of Fountain Inn. She asked if there were any questions from members of the Commission.

Greg Gordos, Zoning Administrator Staff Report

- Subject property located on Parsons
- South of Interstate 385
- Located between Briargate subdivision and Wexford Park subdivision proposals
- Large amount of floodplain will allow for open space development of both sides of road
- Existing zoning in R-S, Residential Suburban in unincorporated Greenville County
- Requested zoning is R-12, Residential District (Open Space)
- Four annexation signs located on site
- Parsons Road is narrow, under 18' wide in some places

- Westward expansion of city limits
- Staff recommends a traffic study or development agreement prior to annexation, in order to make decision on impact to Parsons Road

Staff recommends tabling agenda item until further details produced by applicant

Public Comment Period

- Ms. Wilkes stated that the right of way (R/W) is presumed to be ditch to ditch, but their staff would be willing to further study the condition of the road in order to be granted annexation.

Board Discussion

- Discussion regarding the condition of Parsons Road and annexation procedure followed.

Motion to table the request to annex tax map number 0562020100201 and rezone the property to R-12, Residential District by Matthew Waschkowski.

Motion seconded by Walt Tanner.

Roll Call Vote:

| | |
|---------------------|-----|
| Aaron Hood | aye |
| Matthew Waschkowski | aye |
| Walt Tanner | aye |
| Brent Fotokalifi | aye |

Motion made and properly seconded.

All aye.

Motion carried 4-0.

The item shall not be addressed until the next scheduled Planning Commission hearing (3/1/21).

FI-2021-006

**Request: Subdivision Advisory Committee (SAC) Report
Bryson Drive – Mulberry Estates**

Written request to table agenda item FI-2021-006 was made by applicant Bluewater Civil on 2/1/21.

FI-2021-007

**Request: Subdivision Advisory Committee (SAC) Report
N. Main Street & Bryson Drive – Stoneledge Cottages**

Written request to table agenda item FI-2021-006 was made by applicant Bluewater Civil on 2/1/21.

Motion to adjourn made by Matthew Waschkowski.

Adjourn.

Respectfully submitted by,
Gregory Gordos
Secretary to Planning Commission Board