



## **AGENDA**

**FORMAL MEETING OF CITY COUNCIL  
Thursday, July 7, 2022 - 6:00 PM  
300 Wall Street, Municipal Court Council Chambers**

**Citizens may access the meeting at the following YouTube address:  
<https://www.youtube.com/channel/UC6JiylrM1NUcM8Ea8BLXCfA>**

1. Call to Order - Mayor McLeer
2. Invocation and Pledge of Allegiance
3. Introduce New Employees
4. Recognitions
  - a. Fire Chief, Ronnie Myers - Retirement, 26 years
5. Presentation
  - a. Juried Arts Exhibition Winners
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.
7. City Administrator's Report - Shawn M. Bell
  - a. June Reports
8. Consent Agenda - There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.
  - a. Approve June 2, 2022 Special Called Meeting and June 9, 2022 Regular Council Meeting Minutes
9. Unfinished Business -

- a. First Reading, Z 2022-5 Rezone Nash Street, containing approximately 5.3 acres, Laurens County Tax Map 904-02-01-002 from R-12, Residential District to R-M, Residential Multifamily District.
  - b. First Reading, Z 2022-6 Rezone Georgia Street, containing approximately 2.36 acres, Greenville County tax map 0337000100904 P/O from C-2, Commercial District to S-1, Services District.
  - c. Second Reading, Z 2022-7 Rezone 290 McCarter Road, containing approximately 2.39 acres, Greenville County Tax Map 0351000100104 from I-1, Industrial District to S-1, Services District
  - d. Second Reading, Ordinance 2022-6 Amending Section 12:4 of Appendix A (Zoning) of the code of ordinances of the City of Fountain Inn, SC , 1992, as amended ("Code")
10. New Business -
- a. Award Sanctified Hill Park project to Sossoman Construction
11. Adjourn



## **CITY ADMINISTRATOR REPORT**



Agenda Date: July 7, 2022

To: Mayor and City Council

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

### **Administration**

- Woodside Streetscape
  - Staff is evaluating the existing plans and determine how the scope can be reduced to fit within budget
  - Project will need to be re-bid
- Woodside Connector
  - At least a \$400,000+ budget shortfall
    - Will attempt to secure a third Transportation Alternatives Program (TAP) grant in the Fall of 2022
- New FING/Public Works Facility
  - 90% construction documents are complete and close to finalizing 100% documents for building permit submission
  - Land Disturbance Permit was resubmitted to DHEC on June 21
  - A wetland delineation variance still needs to be approved by the Corp of Engineers
  - The metal building is currently being fabricated
  - 90% of the project has been priced and we are currently within \$60,000 of our \$5 million budget
  - Work should begin later in July and still on track to be complete by 1<sup>st</sup> quarter 2023
  - Staff has met with two furniture providers and have secured all outdoor lighting with Laurens Electric
- Main Street Streetscape (Jones to 418)
  - CoTransCo has begun the development of Plans, Specifications, & Estimates (PS&E)
- Interstate Signage
  - City has applied for SCDOT Encroachment Permits for Exits 23 and 26
  - Will be soliciting bids soon
- Commerce Park Amphitheater
  - Currently obtaining cost estimates and then will solicit bids

## **Community Relations**

- Public Information
  - Social Media (June 2022)
    - Fountain Inn social media was the fastest growing audience in South Carolina for the month of June
      - Impressions: 549,060
      - Engagements: 45,045
- Upcoming Events
  - Sounds of Summer: Fridays, June - August from 6:00 – 9:00 p.m. at Commerce Park
  - Farmers Market: Saturdays, June - August from 8:00 a.m. – noon at Commerce Park
  - Main Street Fury Parade: Friday, August 12 at 5:00 p.m.
  - Civics Academy: October 2022
    - Free 8-week course will take residents and business owners behind the scenes in the day-to-day work to make the City of Fountain Inn #BestInnSC
- Main Street
  - Reinvestment
    - Five grant applications awarded
    - Seven active renovations
      - Value of projects: \$734,879
    - 19 façade inquiries and 15 façades rendered
  - June 2022 Downtown Visitors
    - 81,600 visits from 46,100 visitors

## **Human Resources**

- Fountain Inn Rotary Club Employees of the Year:
  - Fire: John Santoro
  - Police: Detective James Paris
  - Public Works: Wayne Eddleman
  - Natural Gas: Michael Boone
- Personnel
  - Administration:
    - Staff Accountant – One vacancy; currently filled by a temporary employee
    - Customer Service Representative (Gas Billing) – Two vacancies; currently filled by temporary employees
  - Judicial:
    - Deputy Clerk of Court – Filled – tentative start date August 1

- Police:
  - Patrol Officer – One vacancy; post offer screening in process
  - Dispatch – One vacancy; offer made/pending candidate response
- Public Works:
  - CDL Truck Driver – One vacancy; posting scheduled for week of July 11

## **Natural Gas**

- Deliveries for June 2022
  - Gas volume of 41,917 Dekatherms
  - Gas consumption for June 2022 was up 3.5% from June 2021, and up over 11.4% from the June five-year average.
- Services for June 2022
  - 95 new applications for service
  - 10,605 active customers
  - 15,962 feet of new gas main lines installed; 2022 year-to-date
  - 14,514 feet of new service lines installed; 2022 year-to-date
- Gas Prices/Rates
  - The price of natural gas for July 2022 settled at \$6.551 per Dekatherm, which represents a \$2.357 decrease from June's price
  - The price of natural gas going forward continues to be unstable and unpredictable
  - Industry experts foresee gas prices remaining very high until at least Spring 2023
- Operations
  - Annual phone safety survey will be conducted June 6-10
    - Over 7,400 calls will be made to customers and non-customers to measure their gas safety knowledge
  - Installation of 6" high pressure steel to connect to CNNGA
    - Appling Boring Co. was the low bidder and will tentatively start in January 2023

## **Parks & Recreation**

- Flag Football registration closed on July 5; evaluations on July 9
- Tackle Football registration closes on July 11; evaluations on July 16
- Fall Baseball & Softball registration open until July 28 for ages 8U-14U
- Miracle League registration from July 15 to August 24; Miracle League Mondays
- Volley-Mania Summer Camp participants: 115
- Girls Softball (8U, 10U, & 12U) will compete in the Western District Tournament in Seneca on June 9 – 13
- Fairview Street Park basketball court upgrades: awarding project to

### **Planning & Development**

- June 2022 Permitting
  - 82 construction permits with total valuation of \$12,625,814
  - 718 inspections
- Comprehensive Plan Update RFQ
  - Received responses from six consultants/firms

### **Younts Center**

- Triumphant Quartet
  - July 30 – 7:30 p.m.
- Slippery When Wet (Bon Jovi Tribute Experience)
  - August 5 – 7:30 p.m.

### **Chamber of Commerce**

- Hosting a monthly Women@Work, Business After Hours, and First Fridays for Nonprofit Organizations
  - Go to <https://www.fountaininnchamber.org/> for details



# FOUNTAIN INN FIRE DEPARTMENT

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

*Fire Chief Ronnie Myers*

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## **June 2022 Fire Report**

- (1) We ran 194 calls this month.
- (2) Vehicle Maintenance was \$231.36
- (3) Fuel costs were \$26887.22
- (4) John Santoro received Rotary Firefighter of The Year.
- (5) Overall Budget in good shape.

# Fountain Inn Fire Department

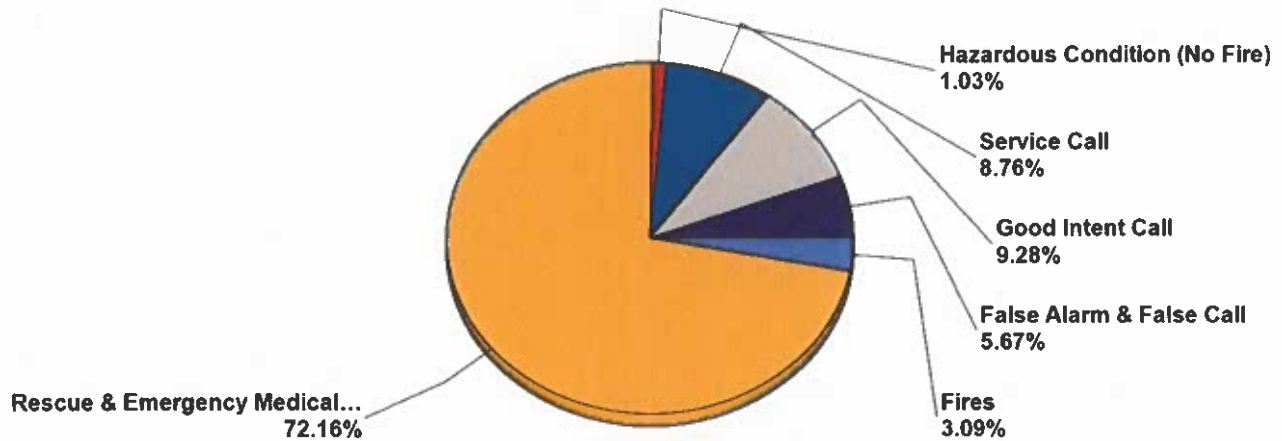
Fountain Inn, SC

This report was generated on 7/1/2022 7:22:05 AM



## Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 06/01/2022 | End Date: 06/30/2022



| MAJOR INCIDENT TYPE                | # INCIDENTS | % of TOTAL  |
|------------------------------------|-------------|-------------|
| Fires                              | 6           | 3.09%       |
| Rescue & Emergency Medical Service | 140         | 72.16%      |
| Hazardous Condition (No Fire)      | 2           | 1.03%       |
| Service Call                       | 17          | 8.76%       |
| Good Intent Call                   | 18          | 9.28%       |
| False Alarm & False Call           | 11          | 5.67%       |
| <b>TOTAL</b>                       | <b>194</b>  | <b>100%</b> |

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  |
| 100 - Fire, other                                        | 1           | 0.52%       |
| 112 - Fires in structure other than in a building        | 1           | 0.52%       |
| 131 - Passenger vehicle fire                             | 2           | 1.03%       |
| 151 - Outside rubbish, trash or waste fire               | 1           | 0.52%       |
| 154 - Dumpster or other outside trash receptacle fire    | 1           | 0.52%       |
| 311 - Medical assist, assist EMS crew                    | 93          | 47.94%      |
| 320 - Emergency medical service, other                   | 2           | 1.03%       |
| 321 - EMS call, excluding vehicle accident with injury   | 39          | 20.1%       |
| 322 - Motor vehicle accident with injuries               | 3           | 1.55%       |
| 323 - Motor vehicle/pedestrian accident (MV Ped)         | 1           | 0.52%       |
| 324 - Motor vehicle accident with no injuries.           | 2           | 1.03%       |
| 412 - Gas leak (natural gas or LPG)                      | 1           | 0.52%       |
| 444 - Power line down                                    | 1           | 0.52%       |
| 500 - Service Call, other                                | 6           | 3.09%       |
| 510 - Person in distress, other                          | 4           | 2.06%       |
| 511 - Lock-out                                           | 1           | 0.52%       |
| 550 - Public service assistance, other                   | 1           | 0.52%       |
| 551 - Assist police or other governmental agency         | 1           | 0.52%       |
| 553 - Public service                                     | 3           | 1.55%       |
| 554 - Assist invalid                                     | 1           | 0.52%       |
| 600 - Good intent call, other                            | 1           | 0.52%       |
| 611 - Dispatched & cancelled en route                    | 13          | 6.7%        |
| 622 - No incident found on arrival at dispatch address   | 3           | 1.55%       |
| 651 - Smoke scare, odor of smoke                         | 1           | 0.52%       |
| 700 - False alarm or false call, other                   | 3           | 1.55%       |
| 711 - Municipal alarm system, malicious false alarm      | 1           | 0.52%       |
| 713 - Telephone, malicious false alarm                   | 1           | 0.52%       |
| 733 - Smoke detector activation due to malfunction       | 1           | 0.52%       |
| 735 - Alarm system sounded due to malfunction            | 2           | 1.03%       |
| 740 - Unintentional transmission of alarm, other         | 1           | 0.52%       |
| 743 - Smoke detector activation, no fire - unintentional | 1           | 0.52%       |
| 744 - Detector activation, no fire - unintentional       | 1           | 0.52%       |
| <b>TOTAL INCIDENTS:</b>                                  | <b>194</b>  | <b>100%</b> |

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: 06/01/2022 TO 06/30/2022

|                                         |            |                                 |                                                  |               |                       |                |                |
|-----------------------------------------|------------|---------------------------------|--------------------------------------------------|---------------|-----------------------|----------------|----------------|
| 100-422-435-001 VEHICLE MAINTENANCE     |            |                                 | <u>BUDGET</u>                                    |               | <u>PERIOD TO DATE</u> | <u>ENC AMT</u> | <u>REM BAL</u> |
|                                         |            |                                 | 35,000.00                                        |               | 231.36                | 9,261.72       | -11,452.46     |
| <u>DATE</u>                             | <u>MOD</u> | <u>REFERENCE</u>                | <u>JE # or VOUCHER#</u>                          | <u>CHECK#</u> | <u>DEBIT</u>          | <u>CREDIT</u>  | <u>BALANCE</u> |
|                                         |            | BALANCE FORWARD                 |                                                  |               |                       |                | 36,959.38      |
| 06/30/2022                              | AP         | AMAZON CAPITAL SERVICES, INC    | INN3-XI                                          | 164474 1654   | 24.60                 |                | 36,983.98      |
|                                         |            | NOTES:                          | EXMARK BUSHING LAZER                             |               |                       |                |                |
| 06/30/2022                              | AP         | LANDSCAPERS SUPPLY II 16028471  |                                                  | 164707 1667   | 25.65                 |                | 37,009.63      |
|                                         |            | NOTES:                          | AIR FILTER & STRAIGHT STEM TUBE                  |               |                       |                |                |
| 06/30/2022                              | AP         | O'REILLY AUTO PARTS 4562-260713 |                                                  | 164745 1670   | 43.23                 |                | 37,052.86      |
|                                         |            | NOTES:                          | ENG29 - WIPER BLADES                             |               |                       |                |                |
| 06/30/2022                              | AP         | O'REILLY AUTO PARTS 4562-261580 |                                                  | 164749 1670   | 103.82                |                | 37,156.68      |
|                                         |            | NOTES:                          | METALPLSH, MIN PWR BALL, POWER CONE & TIRE SHINE |               |                       |                |                |
| 06/30/2022                              | AP         | O'REILLY AUTO PARTS 4562-262030 |                                                  | 164754 1670   | 34.06                 |                | 37,190.74      |
|                                         |            | NOTES:                          | #30 - OIL FILTER & OIL                           |               |                       |                |                |
| SUBTOTALS FOR ACCOUNT 100-422-435-001 : |            |                                 |                                                  |               | 231.36                | 0.00           |                |
|                                         |            |                                 |                                                  |               | 231.36                | 0.00           |                |

June Maintenance Costs \$ 231.36





## Fuel Report-Summary by Sub-Agency

By: Actual Transaction Dates 6/1/2022 to 6/30/2022

South Carolina

Report is restricted to City of Fountain Inn

| Agency            | Level 1              | Level 2 | Purchase Type | Quantity |             |
|-------------------|----------------------|---------|---------------|----------|-------------|
| T23001            | City of Fountain Inn |         |               |          |             |
|                   | -                    |         | Other:        | 79.56    | \$333.46    |
|                   | ADMIN                |         | Other:        | 19.88    | \$86.48     |
|                   | Code Enf             |         | Other:        | 24.47    | \$101.99    |
|                   | FIRE                 |         | Other:        | 517.67   | \$2,506.44  |
|                   | FIRE DEPT            |         | Other:        | 42.88    | \$180.78    |
|                   | GAS                  |         | Other:        | 1,200.99 | \$5,161.91  |
|                   | Gas Dept             |         | Other:        | 147.58   | \$626.28    |
|                   | POLICE               |         | Other:        | 1,833.40 | \$7,748.03  |
|                   | PUBLIC WORKS         |         | Other:        | 20.13    | \$85.75     |
|                   | RECREATION           |         | Other:        | 126.95   | \$533.24    |
|                   | Sanitation           |         | Other:        | 753.30   | \$3,660.55  |
|                   | SEWER                |         | Other:        | 674.30   | \$3,341.49  |
|                   | SOLID WASTE          |         | Other:        | 322.89   | \$1,479.98  |
|                   | STREET               |         | Other:        | 228.44   | \$1,170.85  |
|                   | STREETS              |         | Other:        | 414.79   | \$1,966.21  |
| Total for T23001: |                      |         |               | 6,407.23 | \$28,983.44 |
| Grand Total:      |                      |         |               | 79.56    | \$28,983.44 |

June Fuel Cost \$ 2687.22

# BUDGET REPORT BY ACCOUNT - EXPENDITURE

Fiscal Year Start Date: 07/01/2021

Current Period End Date: 06/30/2022

City Of Fountain Inn

FY 2021-2022

Ideal Remaining Percent: 0 %

| Account                                          | Budgeted              | Current              | Year To Date          | Encumbrance        | Remaining Balance    | PCT       |
|--------------------------------------------------|-----------------------|----------------------|-----------------------|--------------------|----------------------|-----------|
| 100-422-110-001 Salaries - Fire                  | 1,142,616.24          | -142,864.77          | 1,202,803.29          | 0.00               | -60,187.05           | -5        |
| 100-422-130-001 Overtime                         | 6,000.00              | 1,670.13             | 17,192.53             | 0.00               | -11,192.53           | -187      |
| 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                 | 22,432.74             | 0.00               | -15,541.04           | -226      |
| 100-422-210-001 Employee Health Insurance        | 188,118.00            | 14,272.54            | 178,949.51            | 0.00               | 9,168.49             | 5         |
| 100-422-220-002 Payroll Taxes - Social Security, | 88,396.36             | -11,031.29           | 92,370.83             | 0.00               | -3,974.47            | -4        |
| 100-422-230-001 State Retirement                 | 217,902.56            | 0.00                 | 220,301.50            | 0.00               | -2,398.94            | -1        |
| 100-422-260-001 Workers Compensation             | 42,089.96             | 0.00                 | 53,898.19             | 0.00               | -11,808.23           | -28       |
| 100-422-261-001 Workers Comp Deductible          | 2,500.00              | 0.00                 | 2,503.42              | 0.00               | -3.42                | 0         |
| 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              | 310.66               | 2,862.95              | 0.00               | -862.95              | -43       |
| 100-422-430-005 Operating Equipment Maintena     | 16,000.00             | 798.42               | 20,801.89             | 0.00               | -4,801.89            | -30       |
| 100-422-431-001 Station Maintenance              | 20,000.00             | 1,673.83             | 11,945.41             | 850.00             | 7,204.59             | 36        |
| 100-422-431-002 Landscaping                      | 1,150.00              | 0.00                 | 1,087.50              | 0.00               | 62.50                | 5         |
| 100-422-432-001 Computer Support                 | 24,000.00             | 940.40               | 13,925.65             | 0.00               | 10,074.35            | 42        |
| 100-422-435-001 Vehicle Maintenance              | 35,000.00             | 231.36               | 37,190.74             | 9,261.72           | -11,452.46           | -33       |
| 100-422-471-003 2018 Lease Purchase Principa     | 6,621.75              | 0.00                 | 6,621.75              | 0.00               | 0.00                 | 0         |
| 100-422-471-004 2018 Lease Purchase Interest     | 408.72                | 0.00                 | 408.72                | 0.00               | 0.00                 | 0         |
| 100-422-471-005 2019 lprb Principal              | 126,000.00            | 0.00                 | 126,000.00            | 0.00               | 0.00                 | 0         |
| 100-422-471-006 2019 lprb Interest               | 37,516.00             | 0.00                 | 37,516.00             | 0.00               | 0.00                 | 0         |
| 100-422-520-001 General Liability - Scmirf       | 28,000.00             | 0.00                 | 36,816.92             | 0.00               | -8,816.92            | -31       |
| 100-422-530-001 Telephone                        | 7,400.00              | 581.58               | 7,338.13              | 0.00               | 61.87                | 1         |
| 100-422-530-002 Cell Phones                      | 1,500.00              | 125.63               | 4,991.67              | 0.00               | -3,491.67            | -233      |
| 100-422-580-002 Conferences                      | 7,000.00              | 1,250.00             | 3,250.41              | 0.00               | 3,749.59             | 54        |
| 100-422-583-002 Training                         | 5,000.00              | 0.00                 | 8,700.63              | 0.00               | -3,700.63            | -74       |
| 100-422-610-001 General Supplies                 | 6,000.00              | 315.22               | 8,663.31              | 0.00               | -2,663.31            | -44       |
| 100-422-610-002 Office Supplies/Printing         | 5,800.00              | 30.39                | 1,270.56              | 0.00               | 4,529.44             | 78        |
| 100-422-610-003 Prevention                       | 1,500.00              | 0.00                 | 618.00                | 0.00               | 882.00               | 59        |
| 100-422-622-001 Utilities                        | 15,000.00             | 1,469.52             | 13,340.21             | 0.00               | 1,659.79             | 11        |
| 100-422-626-001 Vehicle Gas                      | 18,000.00             | 4,096.21             | 23,982.24             | 0.00               | -5,982.24            | -33       |
| 100-422-640-001 Publications Dues/Subscriptior   | 3,690.00              | 0.00                 | 4,303.16              | 0.00               | -613.16              | -17       |
| 100-422-656-001 Uniforms                         | 16,000.00             | 581.09               | 15,889.61             | 0.00               | 110.39               | 1         |
| 100-422-743-010 Scmit Grant                      | 4,000.00              | 0.00                 | 3,872.40              | 0.00               | 127.60               | 3         |
| 100-422-810-001 Miscellaneous                    | 0.00                  | 0.00                 | -325.00               | 0.00               | 325.00               | 0         |
| 100-422-810-002 Innovapad Expenditures           | 13,000.00             | 976.88               | 5,208.93              | 3,795.84           | 3,995.23             | 31        |
| 100-422-860-010 Equipment (Non-Depreciable)      | 0.00                  | 0.00                 | 364.63                | 0.00               | -364.63              | 0         |
| 100-422-860-015 Furniture, Fix.&Computers (No    | 7,500.00              | 0.00                 | 3,389.84              | 0.00               | 4,110.16             | 55        |
| 100-422-880-000 Capital-Building Impr (Depreci   | 0.00                  | 0.00                 | 9,500.00              | 0.00               | -9,500.00            | 0         |
| 510-422-580-001 Training & Education             | 0.00                  | 0.00                 | 39,884.39             | 0.00               | -39,884.39           | 0         |
| 510-422-630-001 Recruitment & Retention          | 0.00                  | 0.00                 | 9,883.98              | 0.00               | -9,883.98            | 0         |
| <b>Report Total Expenditure</b>                  | <b>\$2,107,601.29</b> | <b>\$-124,572.20</b> | <b>\$2,250,369.14</b> | <b>\$13,907.56</b> | <b>\$-156,675.41</b> | <b>-7</b> |

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# Memorandum

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

From: Eduardo Noriega  
Fountain Inn Natural Gas Director

Date: July 1, 2022

The following is the gas department update for the month of June 2022.

- **Delivery of natural gas**
  - Gas volume moved through our system: 41,917 Dths.
  - Gas consumption for June was up 3.5% from last June, and up over 11.4% from the June 5-year average.
- **Service Applications**
  - 95 applications for new service lines.
- **New main/service line installations**
  - We have 10,605 active customers.
  - New gas main lines installed; 2022 YTD: 15,962 feet.
  - New service lines installed; 2022 YTD: 315 services/14,514 feet.
- **Gas Supply**
  - Finally, some price relief. The price of natural gas for the month of July settled at \$6.551 per Dekatherm. This represents a decrease from June's price of \$2.357 per Dekatherm.
  - The price of natural gas going forward continues to be unstable and unpredictable, experts are calling for gas prices to remain very high until at least Spring of 2023.
- **Gas Operations**
  - The gas department is very appreciative of the 2022/2023 budget approval. The increase of head count, tools and equipment will be of great help to continue to operate safely while providing excellent customer service.
  - Applying Boring Co. was the low bidder for the installation of the 6" high pressure steel to connect FING's HP system to Clinton-Newberry System. Project is tentatively scheduled to start in January of 2023.
  - The annual phone safety survey was completed, and we are waiting for the results.
  - The ORS, the SC State pipeline auditing office, has informed FING that we will be audited in Mid-August, more details to follow.

- I'm working with the Appalachian Coalition of Governments and FI Finance to apply for a Federal Grant to help replace old gas lines. The Fed's are releasing \$200 million each year for the next 5 years to help Municipal gas system replace old and leaking gas lines. More details to follow.

- SC/NC Gas Rates Comparisons

| NORTH CAROLINA/SOUTH CAROLINA/VIRGINIA GAS RATE COMPARISONS |                    |                           |                               |                         |                            |
|-------------------------------------------------------------|--------------------|---------------------------|-------------------------------|-------------------------|----------------------------|
| June 2022                                                   |                    |                           |                               |                         |                            |
| COMPANY                                                     | SERVICE CLASS      | METER CHARGE<br>PER MONTH | AVEWRAGE<br>RATE PER<br>THERM | AVG.<br>USAGE<br>THERMS | TOTAL<br>COST PER<br>MONTH |
| LANCASTER COUNTY, SC                                        | Residential        | \$5.00                    | \$1.17000                     | 10.00                   | \$16.70                    |
| CHESTER COUNTY, SC                                          | Residential        | \$6.50                    | \$1.07240                     | 10.00                   | \$17.22                    |
| YORK NATURAL GAS, SC                                        | Residential        | \$9.25                    | \$0.96295                     | 10.00                   | \$18.88                    |
| GREER CPW, SC                                               | Residential        | \$10.00                   | \$0.93700                     | 10.00                   | \$19.37                    |
| CITY OF DANVILLE, VA                                        | Residential        | \$11.15                   | \$1.01465                     | 10.00                   | \$21.30                    |
| DOMINION, NC                                                | Residential        | \$10.00                   | \$1.13968                     | 10.00                   | \$21.40                    |
| FORT HILL NATURAL GAS, SC                                   | Residential        | \$10.00                   | \$1.15000                     | 10.00                   | \$21.50                    |
| CITY OF SHELBY, NC                                          | Residential        | \$8.50                    | \$1.40992                     | 10.00                   | \$22.60                    |
| PIEDMONT, SC                                                | Residential        | \$10.00                   | \$1.27499                     | 10.00                   | \$22.75                    |
| GREENWOOD CPW, SC                                           | Residential        | \$10.00                   | \$1.34198                     | 10.00                   | \$23.42                    |
| <b>FOUNTAIN INN, SC</b>                                     | <b>Residential</b> | <b>\$8.00</b>             | <b>\$1.58220</b>              | <b>10.00</b>            | <b>\$23.82</b>             |
| CLINTON-NEWBERRY, SC                                        | Residential        | \$12.00                   | \$1.21900                     | 10.00                   | \$24.19                    |
| PIEDMONT, NC                                                | Residential        | \$10.00                   | \$1.65110                     | 10.00                   | \$26.51                    |
| DOMINION, SC                                                | Residential        | \$10.90                   | \$1.65570                     | 10.00                   | \$27.46                    |
| GREENVILLE UTILITIES, NC                                    | Residential        | \$14.00                   | \$1.56794                     | 10.00                   | \$29.68                    |
| CITY OF ORANGEBURG, SC                                      | Residential        | \$10.00                   | n/a                           | 10.00                   | #VALUE!                    |
| CITY OF LEXINGTON, NC                                       | Residential        | \$10.00                   | n/a                           | 10.00                   | #VALUE!                    |
| CITY OF MONROE, NC                                          | Residential        | \$10.00                   | n/a                           | 10.00                   | #VALUE!                    |
| PUBLIC SERVICE OF NC                                        | Residential        | \$10.00                   | n/a                           | 10.00                   | #VALUE!                    |



## City of Fountain Inn - Human Resources Monthly Report - June 2022

| Home Department**               | May Headcount | June Hires /<br>Transfers In | June Terms | June Transfers<br>Out | June<br>Headcount | DIVERSITY |                                 |                       |            |                     |
|---------------------------------|---------------|------------------------------|------------|-----------------------|-------------------|-----------|---------------------------------|-----------------------|------------|---------------------|
|                                 |               |                              |            |                       |                   | Asian     | Black or<br>African<br>American | Hispanic or<br>Latino | White      | Pacific<br>Islander |
| 000411 / Administration         | 5             | 0                            | 0          | 0                     | 5                 | 0         | 1                               | 0                     | 4          | 0                   |
| 000412 / Judicial               | 5             | 0                            | 1          | 0                     | 4                 | 0         | 0                               | 0                     | 3          | 1                   |
| 000413 / Council                | 7             | 0                            | 0          | 0                     | 7                 | 0         | 0                               | 1                     | 6          | 0                   |
| 000414 / Special Events         | 5             | 2                            | 0          | 0                     | 7                 | 0         | 0                               | 1                     | 6          | 0                   |
| 000417 / Human Resources        | 2             | 0                            | 0          | 0                     | 2                 | 0         | 0                               | 1                     | 1          | 0                   |
| 000421 / Police                 | 36            | 0                            | 0          | 0                     | 36                | 0         | 3                               | 1                     | 32         | 0                   |
| 000422 / Fire                   | 28            | 0                            | 0          | 0                     | 28                | 0         | 0                               | 0                     | 28         | 0                   |
| 000424 / Public Works           | 15            | 2                            | 1          | 0                     | 16                | 0         | 6                               | 0                     | 10         | 0                   |
| 000435 / Planning & Development | 4             | 0                            | 0          | 0                     | 4                 | 0         | 0                               | 0                     | 4          | 0                   |
| 000434 / Sewer                  | 3             | 0                            | 0          | 0                     | 3                 | 0         | 0                               | 0                     | 3          | 0                   |
| 000451 / Recreation             | 30            | 1                            | 0          | 0                     | 31                | 0         | 7                               | 0                     | 24         | 0                   |
| 000510 / Gas Billing            | 3             | 0                            | 0          | 0                     | 3                 | 0         | 0                               | 0                     | 3          | 0                   |
| 000510 / Gas Field              | 16            | 0                            | 0          | 0                     | 16                | 0         | 0                               | 1                     | 15         | 0                   |
| <b>Totals:</b>                  | <b>159</b>    | <b>5</b>                     | <b>2</b>   | <b>0</b>              | <b>162</b>        | <b>0</b>  | <b>17</b>                       | <b>5</b>              | <b>139</b> | <b>1</b>            |

\*\*Based on Home Departments

**FULL TIME 125 / PART TIME 37**

### Recruitment Status

411 Administration: Staff Accountant (1) Vacancy; currently filled by a temporary employee

510 Gas Billing: Customer Service Representative (2) Vacancies; currently filled by temporary employees

412 Deputy Clerk of Court (1) FILLED - Tentative start date 8/1/2022

414 City Activity Support Staff SUMMER EVENTS - (2) positions FILLED (post offer screenings in process)

421 Police: Patrol Officer (1) Vacancy; FILLED - Post offer screenings in process

Police Dispatcher (1) Vacancy; OFFER MADE / pending candidate response

424 Public Works: CDL Truck Driver (1) Vacancy; Posting scheduled for week of 7/11

### **JUNE HIRES:**

6/9/2022 COMMUNITY RELATIONS; CAROLINA ESCOBEDO-RAMIREZ, City Activity Support Staff

6/13/2022 PARKS & REC; TAYLOR TINSLEY, City Activity Support Staff

6/19/2022 COMMUNITY RELATIONS; RUDY MCCARTHY, City Activity Support Staff

6/20/2022 PUBLIC WORKS; KIMBERLY KNIGHT, Public Works Driver CDL

6/20/2022 PUBLIC WORKS; CHRISTOPHER SPARKMAN, Public Works Driver CDL

## ZONING ADMINISTRATOR REPORT

Agenda Date: July 7, 2022

To: Mayor and City Council  
From: Gregory Gordos, City Planner



### Annexations/Rezonings

#### via Planning Commission

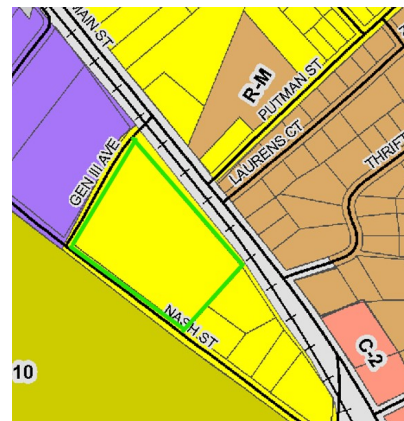
#### 1 • FI 2022-018

- o Public Hearing Date: 6/6/2022
- o ✓ First Reading: 6/9/2022
- o Address: 290 McCarter Road
- o TMS: 0351000100104
- o Applicant: Bryant Sims
- o Owner: Zipplr LLC
- o **Current Zoning: I-1 Industrial and S-1, Services District**
- o **Future Zoning: S-1, Services**
- o Motion: 4-0



#### 1 • FI 2022-014

- o Public Hearing Date: 6/6/2022
- o Address: Nash Street & Gen III
- o TMS: 904-02-01-002
- o Applicant: Beeson Development
- o Owner: Thomas White
- o **Current Zoning: I-1 Industrial**
- o **Future Zoning: R-M, Residential Multifamily**
- o Motion: 4-0



#### 1 • FI 2022-015

- o Public Hearing Date: 6/6/2022
- o Address: 550-580 McCarter Road
- o TMS: 0337000100904
- o Applicant/Owner: Berry L Woods Jr
- o **Current Zoning: C-2 Commercial**
- o **Future Zoning: S-1, Services**
- o Motion: 4-0 (to "split zone")



## Text Amendments

via **City Attorney**

Ordinance 2022-6 Amending Section 12:4 of Appendix A (Zoning) of the code of ordinances of the City of Fountain Inn, SC , 1992, as amended ("Code")

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## Permitting

via **Planning & Development Coordinator**

- **June 1 through June 30**

TOTAL CONSTRUCTION PERMITS: **82**

- SINGLE FAMILY: 57
- ELCECTICAL: 3
- MECHANICAL: 4
- SIGN: 2
- SWIMMING POOL: 1
- REPAIR: 10
- SOLAR: 2
- ...

TOTAL VALUATION: **\$12,625,814**

INSPECTION REPORT TOTALS: **718 INSPECTIONS**



# July 2022 Council Report

## Website by the Numbers



**Views**

#21K



### Top Pages

- #Fireworks Spectacular
- #Main Street Events
- #Juneteenth
- #Fountain Inn Farmers Market
- #Sounds of Summer
- #Natural Gas



**Fountain Inn  
Social Media  
was the  
fastest  
growing  
audience in  
the State in  
June**

## Social Connection

### Impressions

# 549,060 ^22.3%



### Engagements

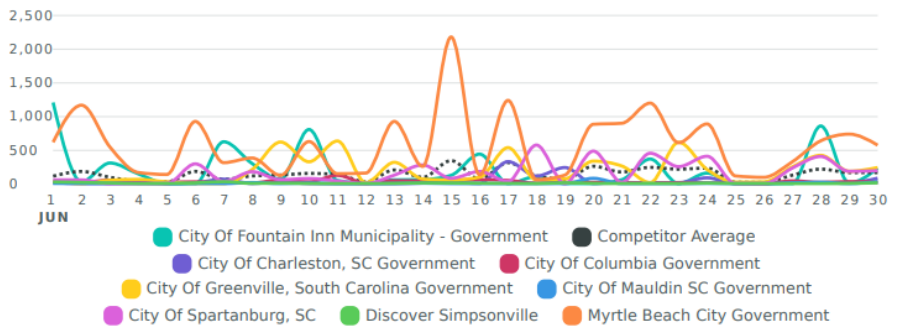
# 45,045 ^20.3%



#### Engagement

Evaluate how people are engaging with posts based on published date.

Lifetime Post Public Engagements, by Day



|                           |                        |                 |
|---------------------------|------------------------|-----------------|
| <b>Your Average</b>       | <div><div></div></div> | <b>5,962.00</b> |
| <b>Competitor Average</b> | <div><div></div></div> | <b>4,242.57</b> |
| 1 Myrtle Beach Cit...     | <div><div></div></div> | 17,092          |
| 2 City of Fountai...      | <div><div></div></div> | 5,962           |
| 3 City of Greenville...   | <div><div></div></div> | 5,706           |
| 4 City of Spartanb...     | <div><div></div></div> | 4,650           |
| 5 City of Charlesto...    | <div><div></div></div> | 1,080           |
| 6 City of Columbia ...    | <div><div></div></div> | 824             |

## Fountain Inn in the News

- Fountain Inn to host Juneteenth Soul Food festival June 18 | WSPA 7NEWS
- Family-friendly events in Greenville and the Upstate for Fourth of July weekend (msn.com)
- Upstate, South Carolina Juneteenth events (wyff4.com)
- Juneteenth celebrations in Greenville, Spartanburg and Anderson areas (greenvilleonline.com)
- Upstate residents across the area celebrate July Fourth (foxcarolina.com)
- Fountain Inn's budget grew by 9%, here's how they want to spend it (greenvilleonline.com)
- Company invests \$8.2M in Fountain Inn plant > SC Biz News



## Downtown by the Numbers



Visits

#81.6K

Visitors

#46.1K

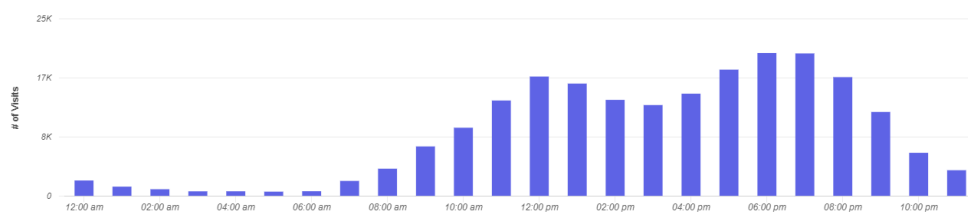
Visit Frequency 1.77

## Visitor Information

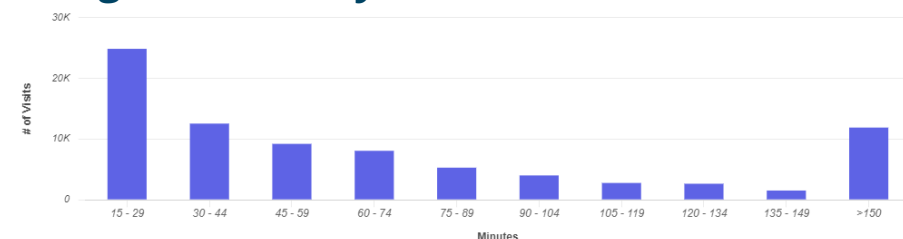
### Daily Visits



### Time of Visit



### Length of Stay



### Distance Traveled



## Reinvestment Stats May

Facades Inquiries

#19

Facades Rendered

#15

Grant Applications  
Awarded

# 5

Active  
Renovations

# 7

Value of Active Main  
Street Renovations

**\$734,879**

## Past Events

Juneteenth -

Attendance 5,100

Sounds of Summer

Average - Attendance  
241

Farmers Market

Average -  
Attendance 825



## Upcoming Events

### Main Street Events



**Fridays June - Aug. | 6-9 pm**  
**Commerce Park (110 Depot St.)**

*We are cohosting the event with Growler Haus Fountain Inn, this partnership has saved the City of Fountain Inn an estimated \$30,000 that will be reinvested in other events*

### Neighborhood Services Events



**FOUNTAIN INN  
FARMERS  
MARKET**

**Saturdays, June - Aug. | 8am -12pm**  
**Commerce Park (110 Depot St.)**

*52 vendors including 12 farmers are registered for the largest farmers market ever!*



**Main Street Fury Parade**  
**Friday Aug. 12, at 5pm**



**CIVICS  
ACADEMY  
FOUNTAIN INN**

**Starting Oct 2022**

*This Free 8-week course will take residents and businesses owners behind the scenes in the day-to-day work to make the City of Fountain Inn #bestinnsc*



**CITY OF FOUNTAIN INN  
PUBLIC WORKS REPORT TO COUNCIL  
MONTH OF JUNE 2022**

**Work Orders**

- Completed the following work orders in May:
  - o Animal Control – 4
  - o Facilities Maintenance – 13
  - o Sanitation – 63
  - o Streets and Grounds – 7
  - o Utilities - 4

**Projects update**

- **Utilities Complex.** Had the 90% plan review on Monday, 6 Jun 22. Waiting on final pricing for project. Currently \$58,000 over project budget, Reeves and Young feels like they can get us under budget.
- **Interstate Signage.** Received the estimated price for the project. Submitted permits to SCDOT for approval. Next step will be soliciting bids for the project.
- **Main St. Street scape.** Waiting on COTRANSCO to provide plans for the project.
- **Stage Cover.** Have made decision on the design of the stage. Waiting on a cost estimate for the project. Next step will be to put the stage cover out for bid.
- **Woodside Connector.** Waiting on SCDOT to rebid the project. Limited bidders on project and prices were higher than anticipated.
- **Woodside Street Scape.** Currently over budget, working with developers of the Mill Hill extension to partner with city on the project.
- **Sanctified Hill Park.** Winning bid was \$1,843,450.32 for Phase I. Have secured \$132,000 in funding from Laurens County, \$500,000 from city funding and 2,100,000 from State sources. Working through plans to complete all phases of project due to funding.
- **Parking Lot Redesign.** Have estimates for the parking lots. Splash Pad parking lot will cost approximately \$145,242.50 to reconfigure and pave. VooDoo parking lot will cost approximately \$210,627.00 to reconfigure and pave.
- **Weston Street Scape.** Have initial meeting to discuss project on 22 August 22.

**Tuesday, July 05, 2022**

**Department: (Recreation)**

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

Senior Adult exercise class at Emanuel Sullivan on June 14<sup>th</sup> and 28<sup>th</sup> due to voting at the gym. This was a good solution for temporarily relocating (not canceling) the class. We are looking to host several more (1 per month) in the fall.

Summer Volleyball Camp participation number: 115

Adult CO-ED Softball running smooth at PD Terry City Park

**SUMMARY OF MONTHLY EVENTS.**

Flag Football Registration closes July 5<sup>th</sup>

- Evaluations July 9<sup>th</sup> at Emanuel Sullivan Sports Complex, practices at ESSC.

Tackle Football Registration closes July 11<sup>th</sup>

- Evaluations July 16<sup>th</sup> at Emanuel Sullivan Sports Complex, practices at PD Terry City Park.

Fall Baseball & Softball Registration open until July 28<sup>th</sup> for ages 8U – 14U, practices at ESSC.

Miracle League Registration likely July 15<sup>th</sup> – August 24<sup>th</sup>. Miracle Mondays. We are looking to schedule games on Monday at ESSC through the Fall.

Potentially hosting tackle football games at FIHS for 5 pre-scheduled Mondays, starting after Labor Day. Details include 8U, 10U, 12U (preferably focusing on 12U) playing at least 1 game, 12u all home games at FIHS, with the agreement of painting their home football field for the duration of the season.

**Upcoming:**

Fairview Street Basketball court renovations

Fence repairs at Fairview Street Park, Georgia Street Park. Holding off on City Park until a Master Plan is in place – fence repairs needed there too.

Looking to purchase a Pickle Ball net to place at PD Terry City Park. Staff has removed a broken net (middle court) with the idea of replacing with Pickle Ball.

**Ongoing Projects; Completed Projects:**

Georgia Street basketball court painting is complete.

**OBSTACLES-** NONE

**CAPITAL REQUESTS-** NONE

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



**MINUTES  
SPECIAL CALLED COUNCIL MEETING**

**Thursday, June 2, 2022 - 6:00 PM  
300 Wall Street, Council Chambers**

Citizens may access the meeting at the following YouTube address:  
<https://www.youtube.com/channel/UC6JiyIrM1NUcM8Ea8BLXCfA>

**1. Call to Order- Mayor McLeer**

Mayor McLeer called the meeting to order.

All Councilmembers were present except Councilmember Sanders.

Staff Present: Shawn Bell, Kate Kizito, Rebecca Mejia-Ward, Naomi Reed, Russell Alexander, Sandra Woods

**2. Invocation and Pledge of Allegiance**

Mayor McLeer gave the invocation.

**3. Public Hearing - Public Works Fee Increase**

Mayor McLeer called the Public Hearing to order.

City Administrator Bell reviewed the public works fee increase with Mayor and Council and the public.

Mayor McLeer asked if anyone from the public wished to speak concerning the Public Works fee. There being none, Mayor McLeer closed the Public Hearing.

**4. Public Hearing - FY 2022-2023 Proposed Budget**

Mayor McLeer called the FY 2022-2023 Proposed Budget to order.

City Administrator Bell reviewed the proposed budget with Council and the public.

Mayor McLeer asked if anyone from the public wished to speak concerning the FY 2022-2023 budget. There being none, Mayor McLeer closed the public hearing.

**5. Council discussion FY 2022-2023 Budget**

**6. Executive Session -**

Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to meet in Executive Session.

The motion carried unanimously 6/0.

**For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee in the Administration Department.**

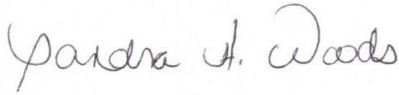
**After coming out of executive session, Council may vote on items discussed during executive session.**

Mayor McLeer stated the council only received information during executive session. No votes were taken.

**7. Adjourn**

Motion by Councilmember Blackstone, second by Councilmember Garrett to adjourn the meeting.

The motion carried unanimously 6/0.

A handwritten signature in cursive script that reads "Sandra H. Woods".

Sandra H. Woods, CMC  
City Clerk



**MINUTES**  
**FORMAL MEETING OF CITY COUNCIL**  
**Thursday, June 9, 2022 - 6:00 PM**  
**300 Wall Street, Municipal Court Council Chambers**

Citizens may access the meeting at the following YouTube  
address: <https://www.youtube.com/channel/UC6JiYlrM1NUcM8Ea8BLXCfA>

**1. Call to Order- Mayor McLeer**

Mayor McLeer called the meeting to order.

All Councilmembers were present except Jason Sanders.

Staff Present: Russell Alexander, Shawn Bell, Elizabeth Carpenter, Greg Gordos, Michael Hamilton, Michael Kozlarek, Rebecca Mejia-Ward, Naomi Reed, Russell Slatton, Sandra Woods

**2. Invocation and Pledge of Allegiance - Reverend Samuel N. Flint, Mt. Zion Baptist Church**

Reverend Samuel N. Flint, Mt. Zion Baptist Church gave the invocation.

**3. 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.**

Reverend Flint - Community Unity

Susan McCarty - 2021 Homelessness in Greenville County

Shannon Knutti - Armstrong Farm Annexation

Rebecca Outlaw - Community Unity

**4. City Administrator's Report- Shawn M. Bell**

City Administrator Bell reviewed May reports with Council.

**a. May Reports**

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

**a. Approve May 10, 2022 Special Called Meeting Minutes**

**b. Approve May 12, 2022 Regular Council Meeting Minutes**

Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to approve the May 10 2022, Special Called Council Meeting Minutes and the May 12, 2022, Regular Council Meeting Minutes.

The motion carried unanimously 6/0.

**6. Unfinished Business -**

**a. Second Reading, Ordinance 2022-3 - Public Works Fee Increase**

Mr. Bell stated Ordinance 2022-3 authorizes the city to increase the public works fee for the City of Fountain Inn to offset a portion of the cost of solid waste collection and other items related thereto.

In 2018 Council increased the Public Works Fee from \$26 annually to \$156 annually (\$13p/mo). In FY 2021 \$209,082 was transferred from the General Fund to the Solid Waste Fund to cover the deficit.

The projected FY 2023 transfer from General Fund to the Solid Waste fund is \$181,970.

The FY 2023 Solid Waste Fee proposed increase is \$168 annually (\$12 annual increase). The projected revenue is \$625,800.

Motion by Councilmember Thomason, second by Councilmember Blackstone to approve Second Reading, Ordinance 2022-3 - Public Works Fee Increase.

The motion carried unanimously 6/0.

**b. Second Reading, Ordinance 2022-4 - FY 2022-2023 Budget**

Mr. Bell stated Ordinance 2022-4 is to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2022, and ending June 30, 2023 (FY 2022-2023).

Mr. Bell reviewed the budget details with the Council.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to approve Second Reading, Ordinance 2022-4 - FY 2022-2023 Budget. The motion carried unanimously 6/0.



**c. Second Reading, Ordinance 2022-5 - FY 2021-2022 Budget Amendment**

Mr. Bell stated that Ordinance 2022-5 is an ordinance to amend the annual budget of the City of Fountain Inn for the fiscal year ending June 30, 2022.

This amendment accounts for the 2.5 million ARPA money the city received and spent. This revenue and expense was not included in the FY 2022 budget. This amendment clears up the budget for auditing purposes.

Motion by Councilmember Blackstone, second by Councilmember Don to approve on Second Reading, Ordinance 2022-5 - FY 2021-2022 Budget Amendment. The motion carried unanimously 6/0.

**7. New Business -**

**a. Resolution 2022-7 - A Resolution certifying certain real property in the City of Fountain Inn as an abandoned Textile Mill Site.**

Mr. Bell stated R 2022-7 is a resolution certifying certain real property in the City of Fountain Inn as an abandoned Textile Mill Site.

He stated the city currently has just under 7 acres along Diamond Tip Blvd/Fairview Street under contract. The Woodside Mill once stood on that property. The developer is seeking tax credits related to an abandoned textile mill site. In order for the developer to receive the tax credits, the local jurisdiction must certify that this site once had a textile mill on the property. To qualify as abandoned, the Appalachian Council of Governments must designate that the geographic area is distressed and is consistent with the definition of a textile mill site.

Motion by Councilmember Thomason, second by Councilmember Blackstone to approve Resolution 2022-7 as presented. The motion carried unanimously 6/0.

**b. Z 2022-3 Rezone 509 South Main Street, containing approximately 0.94 acres, Laurens County Tax Map 904-05-01-057 from R-12, Residential District to NC, Neighborhood Commercial District.**

Mr. Bell stated Z 2022-3 requests to rezone a residential home at 509 S. Main Street to a medical office. The existing zoning is R-12 Residential District. The requested zoning is Neighborhood Commercial, NC. The property is .94 acres. The Future Land Use map recommends this property for medium to low density. There are no other commercial-zoned properties within several blocks of this house and the adjacent properties are all detached homes. The staff recommendation for this request is

denial. The Planning Commission voted unanimously to deny this rezoning application at the June 6, 2022 meeting. Mr. Bell recommends that City Council accept the Planning Commission's recommendation to deny the application.

Motion by Mayor McLeer, second by Councilmember Garrett to accept the Planning Commissions denial of Z 2022-3. The motion carried unanimously 6/0.

**c. Z- 2022-4 Rezone 202, 204 Inn Circle, containing approximately 0.8 acres, Greenville County Tax Map 0358000106100, 0358000106101 from R-15, Residential District to R-12, Residential District**

Mr. Bell stated that rezoning request Z 2022-4 is located at 202 and 204 Inn Circle. The acreage is about .8 acres. The applicant was Karen McKelvey. The existing zoning is R15, Residential District. The request was to rezone to R12, Residential District. The subject properties are in Inn Circle just north of the downtown area; is residential in nature with single family homes varying in style, size, and architecture. The two homes are currently utilized as rental properties. One was built in 2018; the other is over 50 years old. All properties in Inn Circle are currently zoned R15. The subject property is located in the interior of the neighborhood with no arterial road frontage. The applicant stated that the proposed rezoning was to reduce the lot sizes and possibly add an additional dwelling between the two houses. The staff recommendation was denial of this R12 request. The Planning Commission, at the June 6th meeting, unanimously recommended denial. Mr. Bell, recommended council accept the Planning Commission's recommendation.

Motion by Mayor McLeer, seconded by Councilmember Don to deny Z 2022-4. The motion carried unanimously 6/0.

**d. Z- 2022-5 Rezone Nash Street, containing approximately 5.3 acres, Laurens County Tax Map 904-02-01-002 from R-12, Residential District to R-M, Residential Multifamily District**

Mr. Bell stated Z 2022-5 would rezone an 8.7-acre parcel from R12 Residential District to RM Residential Multifamily District. The parcel is currently wooded land and it is adjacent to one Industrial Use and under-construction residential subdivision, South Grove, which is zoned R10. The site is visible from South Main Street across the railroad line. The Planning Commission voted unanimously in favor of the rezoning at the June 6th meeting. The applicant, Beason Development, stated that the intended land use is to construct townhomes and single-family attached units which are a permitted use in our residential multifamily zone. The Sanctified Hill Neighborhood is right across the street and is zoned RM. While the west side of Fountain Inn has seen quite a few townhome developments in recent years our east side of the city, mainly on the

Laurens County side of Fountain Inn, has not. The staff feels that the site would not be suitable for Industrial based on our Future Land Use Map and with the residences being built across the street. Also, the townhomes in multifamily developments contain private roads, so no city-maintained roads would be created. The Planning Commission voted to approve this request. Staff would recommend accepting the Planning Commission's recommendation to approve Z 2022-5 on first reading.

Motion by Councilmember Thomason, seconded by Councilmember Blackstone to approve Z- 2022-5.

Discussion

Motion by Councilmember Thomason, seconded by Councilmember Garrett to table the motion to approve Z 2022-5 until more information is received. The motion carried unanimously 6-0.

**e. Z- 2022-6 Rezone Georgia Street, containing approximately 2.36 acres, Greenville County Tax Map 0337000100904 P/O from C-2, Commercial District to S-1, Services District**

Mr. Bell stated that Ordinance Z 2022-6 would rezone 2.36 acres on one parcel from C2, Commercial District to S-1, Services District. This parcel is on the Frontage Road to I-385. The owner is Berry Woods. The parcel contains three E 911 addresses: an office, auto repair shop, and trailer sales. The portion recommended for rezoning by staff is currently vacant and is functioning as a gravel lot. The gravel lot is what would be rezoned as S-1. The Planning Commission voted unanimously in favor of this rezoning.

The applicant, Mr Woods, sought to rezone the entire parcel to S-1. City staff had recommended to him that only that back portion could be rezoned to S-1 as it is less visible from 385 and a closer proximity to industrial uses. S-1, Service District allows for outdoor storage, parking lots, and other uses that are not permitted in C-2. In discussion with the applicant on the night of the Planning Commission meeting, the applicant was in agreement with only rezoning the back portion and the Planning Commission did approve that unanimously. However, yesterday, Mr. Bell received an email from Mr. Woods saying that they aren't in agreement with the rezoning of just the back part. They want the entire parcel zoned S-1. Mr. Bell stated that staff believes that the right along the Frontage Road is vital C-2, Commercial Property. Staff would not have recommended the full rezoning to S-1 to the Planning Commission. Mr. Bell recommended accepting the recommendation from the Planning Commission to have the split zone.

Motion by Mayor McLeer, second by Councilmember Blackstone to approve Z- 2022-6.

#### Discussion

Motion by Mayor McLeer, second by Councilmember Blackstone to table the motion to approve Z 2022-6 until additional information is received. The motion carried unanimously 6/0.

**f. Z 2022-7 Rezone 290 McCarter Road, containing approximately 2.39 acres, Greenville County Tax Map 0351000100104 from I-1, Industrial District to S-1, Services District**

Mr. Bell stated Z 2022-7 would rezone 2.39 acres at 290 McCarter Road. The parcel is the current site of our U S post office. The request is to rezone from I-1, Industrial District and S-1, Services District to only S-1 Services District. This parcel is split zone which is impeding redevelopment. The Planning Commission voted unanimously in favor of the rezoning at our June 6th meeting. The property owner and applicant intend to keep the post office building at 290 McCarter Road and develop the open green space there on 418. As a reminder, this is still in our gateway commercial overlay district and would still be subject to all of those rules and regulations because it is within 300 feet of 418. Staff recommended approval of the rezoning and the Planning Commission voted to approve the rezoning. Mr. Bell recommended the council accept the planning commission's recommendation.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Garrett to approve Z 2022-7. The motion carried unanimously 6/0.

**g. AX 2022-1 Annex 202, 206 Fairview Street Extension, containing approximately 105.6 acres, Greenville County Tax Map 0562010100100, 0562010100200 and rezone to I-1 Industrial District**

Mr. Bell stated that AX 2022-1 would annex approximately 105.6 acres, and rezone to I-1 Industrial District. and assign the parcels to council ward 5. The Planning Commission voted 2/2 in favor of the annexation and zoning at the June 6th Planning Commission meeting. Three residents of the McDowell Plantation subdivision, which is outside of our municipal limits, spoke in opposition. The applicant, Hughes Commercial Properties has stated that their proposed land use is industrial in nature, likely an industrial park. It is currently zoned RS, which is Residential Suburban in un-incorporated Greenville County as currently zoned a subdivision of 1.7 units per acre or roughly 180 homes could be constructed outside of our city limits. Greenville County's future land use map indicates this parcel as industrial and the cities future land use map indicates this parcel as being industrial in nature.

Motion by Mayor McLeer, second by Mayor Pro Tem Clemmer to table AX 2022-1 so that council can receive additional information. The motion carried unanimously 6/0.

**h. Ordinance 2022-6 Amending Section 12:4 of Appendix A (Zoning) of the code of ordinances of the City of Fountain Inn, SC , 1992, as amended ("Code")**

City Attorney Michael Koslarek, reviewed the amendmet to Section12:4 of the city's code of ordinance.

Amendment. Section 12:4 of Appendix A of the Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

Before taking such lawful action as it may deem advisable, the City Council shall consider the recommendation of the Planning Commission on each proposed zoning amendment. If no recommendation is received from the Planning Commission within 30 days from the date of public hearing, ~~it~~ then the Planning Commission shall be deemed to have approved the proposed amendment. The City Council may reject any recommendation of the Planning Commission by a favorable vote of two-thirds of the Council members present and voting. ~~If the Planning Commission fails to recommend approval of a request for an amendment, the City Council may reject the recommendation of the Planning Commission by a favorable vote of five members of the Council including the Mayor.~~

Motion by Mayor McLeer, second by Councilmember Thomason to approve Ordinance 2022-6 on first reading. The motion carried unanimously 6/0.

**i. Reschedule July 14, 2022 council meeting date to Thursday, July 7, 2022**

Motion by Councilmember Thomason, second by Councilmember Garrett to approve rescheduling the July 14, 2022 council meeting date to Thursday, July 7, 2022. The motion carried unanimously 6/0.

**8. Executive Session -**

Motion by Mayor Pro Tem Clemmer, second by Councilmember Don to meet in Executive Session. The motion carried unanimously 6/0.

- a. **For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee in the Administration Department.**

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

Mayor McLeer stated there were no votes taken while in executive session.

Mayor McLeer asked for a motion to approve Mr. Bell's contract.

Motion by Mayor Pro Tem Clemmer, second by Councilmember Thomason to approve Mr. Bells contract. The motion carried unanimously 6/0.

## **9. Adjourn**

Motion by Councilmember Thomason, second by Councilmember Garrett to adjourn the meeting. The motion carried 6/0.



Sandra Woods, CMC  
City Clerk

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

July 7, 2022

Regular City Council Meeting

☒ Ordinance/First Reading   ☐ Ordinance/Second Reading   ☐ Resolution/First & Final Reading**Agenda Date Requested:** July 7, 2022**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 2022-5 would rezone one 8.7 acre parcel from R-12, Residential District (single-family detached homes) to R-M, Residential Multifamily District. The parcel is currently wooded land. It is adjacent to one industrial use and an under-construction residential subdivision (Southgrove) zoned R-10 Residential. The site is visible from South Main Street across from a railroad line.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the June 6, 2022 meeting.

The applicant, Beeson Development, has stated the intended land use is to construct townhomes (single-family attached) units, a permitted use in the R-M zone. The Sanctified Hill neighborhood across the street is zoned R-M. The applicant does not need to disclose the unit count for a rezoning case, but has chosen to do so to be transparent in the request. While the west side of Fountain Inn has seen several townhome developments, the east side of the city (Laurens County) has not.

**Impact If Denied:**

The tax parcel would remain zoned R-12 Residential District. This designation only allows for single-family detached homes. Development of the Southgrove community limits the viability of the remaining 8.7 acres for a traditional subdivision. Staff feels the site would not be suitable for Industrial use based on the Future Land Use Map and the residences being built across the street.

**Impact If Approved:**

The property would be zoned for Multifamily uses, which allow duplexes, rowhomes, and/or apartment buildings. Duplex and townhomes are still considered single-family and can be owned or rented.

**Financial Impact:**

Townhome and multifamily developments contain private roads; no City maintained roads would be created if the parcel is developed. Fountain Inn would be the sewer provider and solid waste collection agency as proposed.

**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-12, Residential District to R-M, Residential Multifamily 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-2022-015 and is located on Nash Street and Gen III Avenue, containing approximately 5.3 acres, Laurens County Tax Map 904-02-01-002, 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 Properties are hereby rezoned R-12, Residential District to R-M, Residential Multifamily District.

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

**DONE IN REGULAR MEETING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

SIGNATURE OF MAYOR:

\_\_\_\_\_  
George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Sandra H. Woods  
City Clerk

\_\_\_\_\_  
Michael E. Kozlarek, Esq.  
King Kozlarek Law LLC

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_



**STAFF REPORT  
TO THE FOUNTAIN INN PLANNING COMMISSION  
FROM PLANNING & ZONING STAFF  
JUNE 6, 2022**

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**DOCKET NUMBER:** FI-2021-014

**APPLICANT:** Beeson Development

**PROPERTY LOCATION:** Nash Street, Gen III Avenue

**TAX MAP NUMBER:** 904-02-01-002

**ACREAGE:** ~ 8.7

**EXISTING ZONING:** R-12, Residential District

**REQUESTED ZONING:** R-M Residential, Multifamily District

**Existing Land Use:** Vacant

**Adjacent Land Use:** North: Single-family Residential  
East: Single-family Residential  
South: Single-family Residential  
West: Industrial

**Adjacent Zoning:** North: R-M, Residential Multifamily  
East: R-12, Residential District  
South: R-10, Residential District  
West: I-1, Industrial District

**Future Land Use Map:** 2017 Master Plan Recommends Medium-Low Density Residential

**Proposal:**

The applicant, Beeson Development, is requesting to rezone approximately nine acres south of Main Street in Laurens County to allow for multifamily uses. The proposed development is a single-family attached subdivision. It is adjacent to industrial uses to the west, a new subdivision (Southgrove) to the south, existing single-family homes to the east, and the Sanctified Hill neighborhood across the railroad tracks to the north.

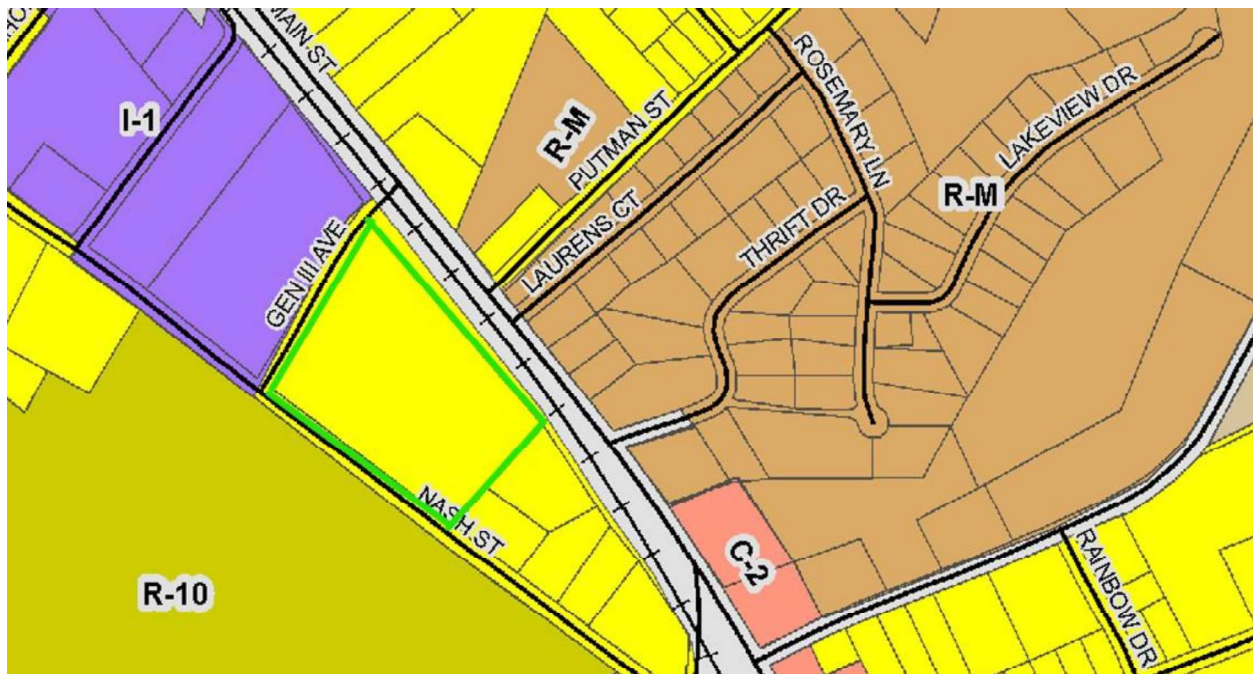
While the applicant is not required to (and not obligated to build) the property as proposed when rezoning, a site plan has been provided for consideration of the Commission

The property is directly adjacent to R-M zones to the north, although there are no townhomes units within proximity of the subject parcel. There are no townhomes under development in Fountain Inn on the Laurens County side, although many are under construction to the west.

## Aerial Map (source: Laurens County GIS):

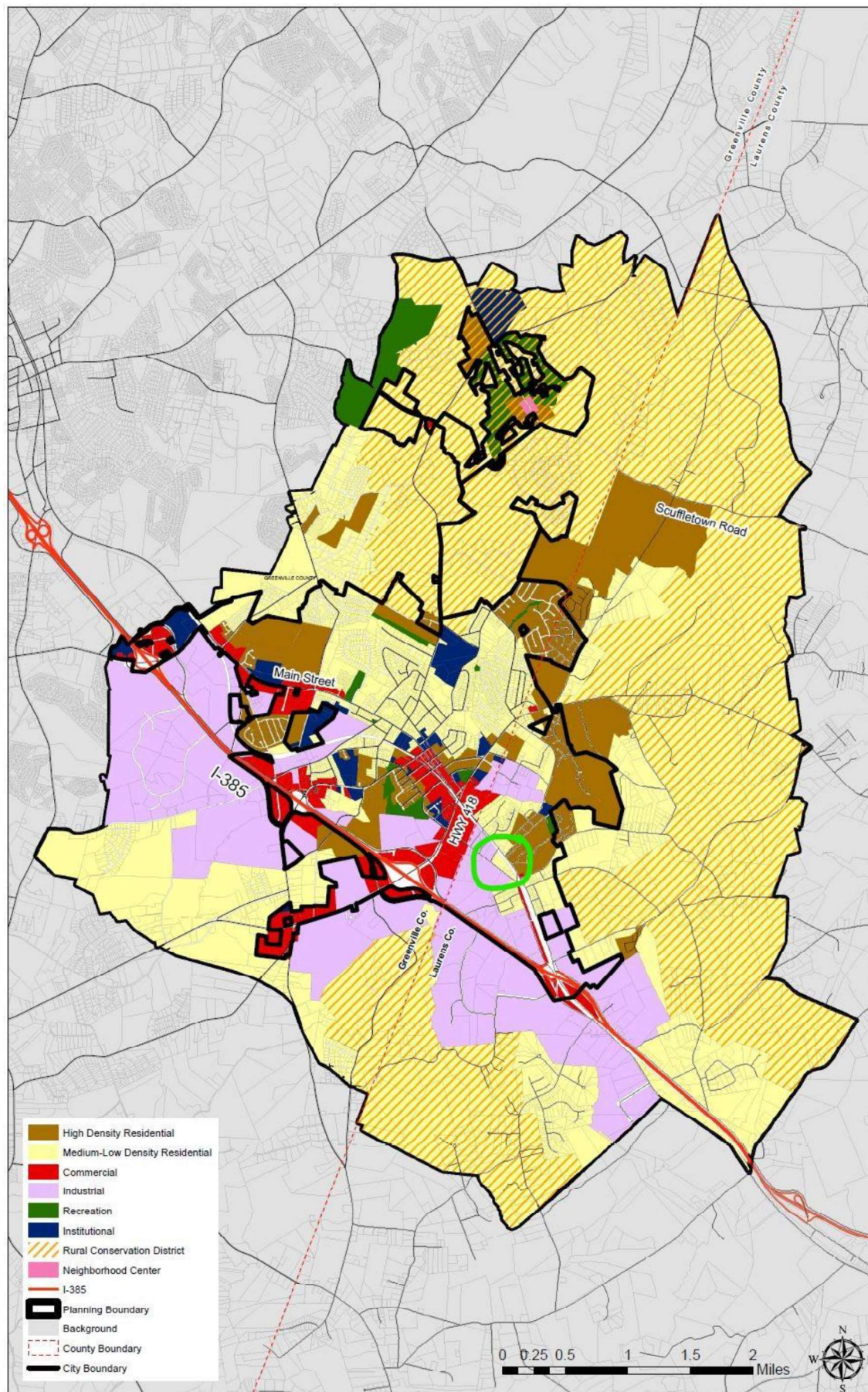


## Zoning Map (Source: Official Zoning Map\_





## Future Land Use Map:





**on Nash Street, looking north**



**Nash Street, looking east**



## ANALYSIS:

The subject property is located primarily on Nash Street with frontage along an industrial service road, Gen III Avenue. It is currently a forested lot. Land uses vary greatly in this portion of Fountain Inn: large lots, small residential lots, and industrial uses all lie along the corridor. The parcel is visible from South Main Street. Across the street are the Sanctified Hill and Lakeview neighborhoods which are zoned for multifamily use but are large detached houses. Nash Street connects directly to McCarter Road/SC-418.

The property is currently zoned R-12, Residential District, as are houses to the east. The subdivision to the south is was rezoned R-10 in 2019 and is currently under construction. Wassertrom/Gen III is zoned I-1 Industrial.

Similar to zoning, the Future Land Uses indicated in the 2017 Master Plan are also varied. Properties to the west are industrial, to the east Medium-Low Density Residential, and to the north High Density Residential (R-10, R.7.5, or R-M).

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

### Medium-Low 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-M, Residential District zoning. This would be considered High Density Residential per the 2017 Future Land Use Map. The proposed rezoning would not be consistent with the 2017 Master Plan's recommendation for the parcel. Therefore, staff must determine if the zoning category itself is appropriate for the area given the surrounding character.

R-M Residential, Multifamily District allows for up to 14.5 units per acre. At over eight acres, the maximum density could allow over one hundred units upon rezoning. The applicant is seeking to build townhomes at a significant lower density, but R-M allows uses by-right. There is no way to require the development be a lower density townhome project upon amendment. Townhomes are considered single-family (attached) residential and can be rented or owned.

There are no townhome or apartment units within one block of the site. However, there is directly adjacent multifamily zoning to the north; it is contagious but for the railroad tracks.

Staff feels that higher density housing is appropriate for the site given the unique character of the parcel. It is adjacent to industrial use on one side and railroad tracks on another. Design should be softened to the east to minimize impact to existing single-family residences; screening and building massing will be important considerations for support.

**Staff Recommendation:** Approval

Attachment A  
**Section 5:2. - R-M Residential, Multifamily District.**

This Residential District is established to provide for medium and high population density. The principal use of land is for two-family and multiple-family dwellings, and the recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area are included. The regulations for this district are intended to discourage any use which, because of its character, would interfere with the development of or be detrimental to the residential nature of the area included in the district.

5:2.1. Uses Permitted.

Attached single-family dwelling

Attached single-family dwelling, three or more units

Child care home

Detached single-family dwelling

Dwelling, multifamily

Dwelling, two-family

Home occupation, subject to requirements in Article 8

Library

Manufactured home used as a temporary school classroom

Public park and playground

Signs, subject to the provisions in Article 6.

Temporary building, incidental to the construction or buildings permitted in this district, and which shall be removed when work is completed; or temporary sales office used exclusively for the sale of properties or dwelling units located within the same development or subdivision and contained either within a building which will be completely removed immediately after all sales are completed, or within a building which will be sold or used as a residential dwelling unit immediately after all sales are completed.

Transportation and utility easement and rights-of-way

Uses and structures customarily accessory to the permitted uses

5:2.2. Uses Permitted by Special Exception. The following uses may be permitted by Special Exception by the Board of Zoning Appeals in accordance with the provisions of Article 9.

Child care center

Church

Family care home

Fire station

Private recreation area

Professional offices

Public utility use and building

School, public and parochial

5:2.3. Height Limitation. No structure shall exceed a height of 45 feet, except as provided in Article 7, Section 7.

5:2.4. Dimensional Requirements.

5:2.4-1. Lot Area. The minimum lot area for a single-family detached dwelling unit shall be 7,500 square feet.

The minimum lot area for a two-family dwelling unit shall be 9,000 square feet.

The minimum lot area for two single-family attached dwelling units on adjoining individual lots shall be 4,500 square feet per lot. Density requirements for a multiple family dwelling or group of dwellings containing three or more dwelling units, or for a group of three or more single-family attached dwelling units, shall be based on 9,000 square feet for the first unit, and 3,000 square feet for each succeeding dwelling unit (14.5 units per acre). No minimum lot area is required.

For nonresidential buildings the lot area shall be adequate to provide the yard area required by this Section and the off-street parking and loading areas required in Article 7, Sections 9 and 10.

5:2.4-2. Lot Width. Residential lots shall have a minimum width of 60 feet for the first dwelling unit and a minimum of 10 feet additional width for each succeeding dwelling unit.

Nonresidential lots shall have a minimum width of 100 feet.

5:2.4-3. Front Yard. The minimum depth of a front yard, measured from the street right-of-way line, shall be 30 feet on a residential service street; 40 feet on a collector street; and 50 feet on an arterial street.

When a lot has double frontage the front yard requirements shall be complied with on both streets.

5:2.4-4. Side Yard. The minimum width of any residential side yard shall be 8 feet, measured from the property line.

The minimum width of any non-residential side yard shall be 15 feet, measured from the property line.

For residences, non-residential uses, and accessory buildings on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 40 feet on an arterial street.

5:2.4-5. Rear Yard. The minimum depth of a rear yard shall be 20 feet.

5:2.5. Accessory Building Setback. Accessory buildings may be located in the rear yard, provided they are set back not less than four feet from any lot line and occupy not more than 20 percent of the rear yard.

5:2.6. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions set forth in Article 7, Section 9.



**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

July 7, 2022

Regular City Council Meeting

☒ Ordinance/First Reading    ☐ Ordinance/Second Reading    ☐ Resolution/First & Final Reading**Agenda Date Requested:** June 7, 2022**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 2022-6 would rezone 2.36 acres on one parcel from C-2 Commercial District S-1 Services District. The parcel contains three E911 addresses: one functioning as an office, one as a auto repair shop, and the third as trailer sales. The portion recommended for rezoning by staff is currently vacant and functioning as a gravel lot.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the June 6, 2022 meeting. The applicant, Berry Woods, sought to rezone the entire 5.3 acre parcel. City staff report recommended only the back portion of the TMS # 0337000100904 as it is less visible from Interstate 385 and in closer proximity to Industrial uses. S-1 Service districts allow for outdoor storage, parking lots, and other uses not permitted in the C-2 zone.

In discussion with the applicant(s) on 6/8/2022, staff recommends tabling the agenda item until the exact acreage of the rezoning can be mutually agreed upon by the City and property owner. The current recommendation would split-zone the tax parcel unless a survey/plat is created for the request.

**Impact If Denied:**

The tax parcel would remain zoned C-2 Commercial District. Commercial Design Standards would remain in effect, requiring screening outdoor storage, excluding outdoor storage as the primary land use, and prohibiting parking lots.

**Impact If Approved:**

The property would be partially zoned S-1 Services District to allow for aforementioned uses. As recommended, land fronting Interstate I-385 would remain Commercial for aesthetic protections, but more intense land uses would be permitting in the back/gravel portion.

**Financial Impact:**

Not determined. There is no anticipated change of use for the structures on site at this time.



**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 C-2, Commercial District to S-1, Services 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-2022-015 and is located on Georgia Street containing approximately 2.36 acres, Greenville County Tax Map 0337000100904 P/O, 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 Properties are hereby rezoned C-2, Commercial District to S-1, Services District.

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

**DONE IN REGULAR MEETING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

SIGNATURE OF MAYOR:

\_\_\_\_\_  
George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Sandra H. Woods  
City Clerk

\_\_\_\_\_  
Michael E. Kozlarek, Esq.  
King Kozlarek Law LLC

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

**STAFF REPORT  
TO THE FOUNTAIN INN PLANNING COMMISSION  
FROM PLANNING & DEVELOPMENT STAFF  
JUNE 6, 2022**

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**DOCKET NUMBER:** FI-2022-015

**REQUEST:** rezone entirely of 5.3 acre parcel to S-1, Services District

**APPLICANT:** L Berry Woods Jr Revoc Liv Trs

**PROPERTY LOCATION:** 550, 560, and 580 N. Woods Drive

**TAX MAP NUMBER:** 0337000100904

**ACREAGE:** ~ 5.3 ac

**EXISTING ZONING:** C-2, Commercial District

**REQUESTED ZONING:** S-1, Services District

**Existing Land Use:** Miscellaneous (automotive repair, office, vehicle trailer sales)

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

**Adjacent Zoning:** North: C-2, Commercial; R-15, Residential  
East: R-15 Residential  
South: C-2, Commercial  
West: C-2, Commercial

**Analysis:**

550-580 N. Woods Drive is bound by North Woods, Putman Road, and Georgia Street with strong visibility off of Interstate 385. Adjacent land uses are mixed from commercial (PT Sprits) to heavy industrial (Triple M Recycling across the street). It is the former location of Blades Outdoor Equipment. The site has multiple land uses including auto repair and trailer solutions.

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.

The applicant, L Berry Woods, is requesting S-1 Services zoning in order to further utilize the vacant gravel property on the north end of the site. Parking lots are permitted in the S-1 zone, whereas C-2 limits parked items to displays for sale or outdoor storage with opaque screening. Both zones allow for the commercial land uses on-site, including retail sales and auto services.

Aerial Map, parcel view (source: Greenville County GIS):

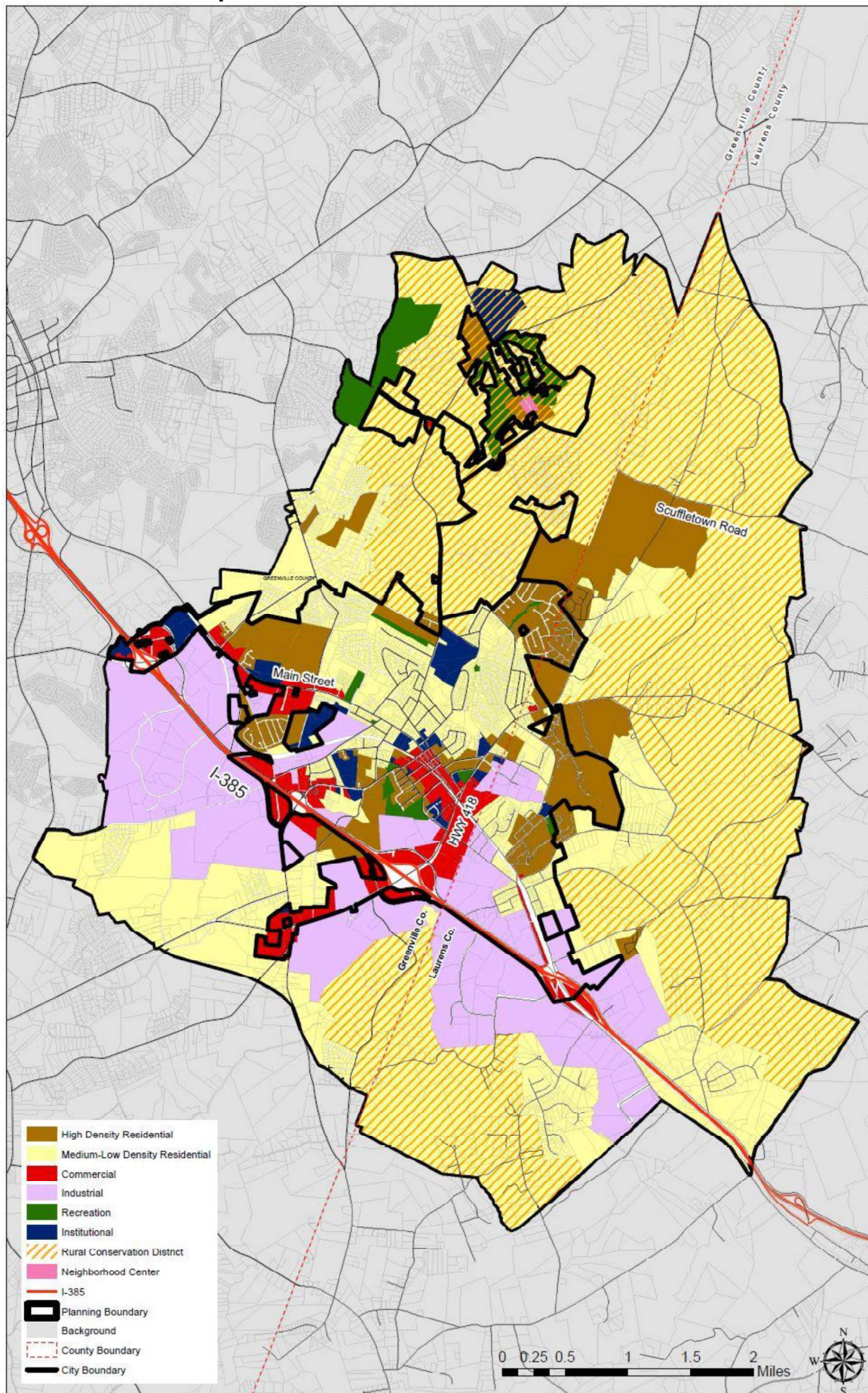


**Zoning Map (Subject Area):**



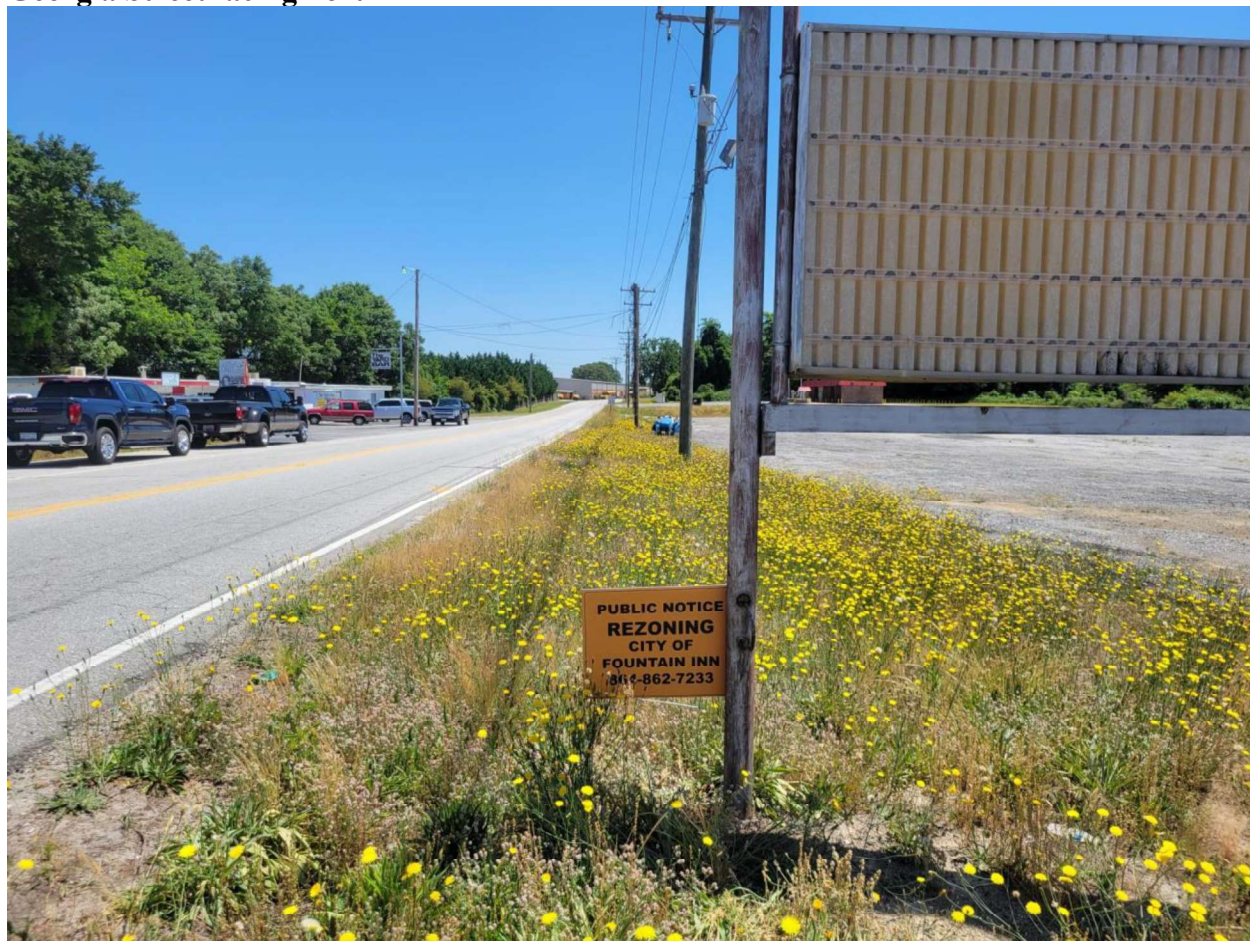


## Future Land Use Map:





**Georgia Street facing north**



**Georgia Street facing site, east**



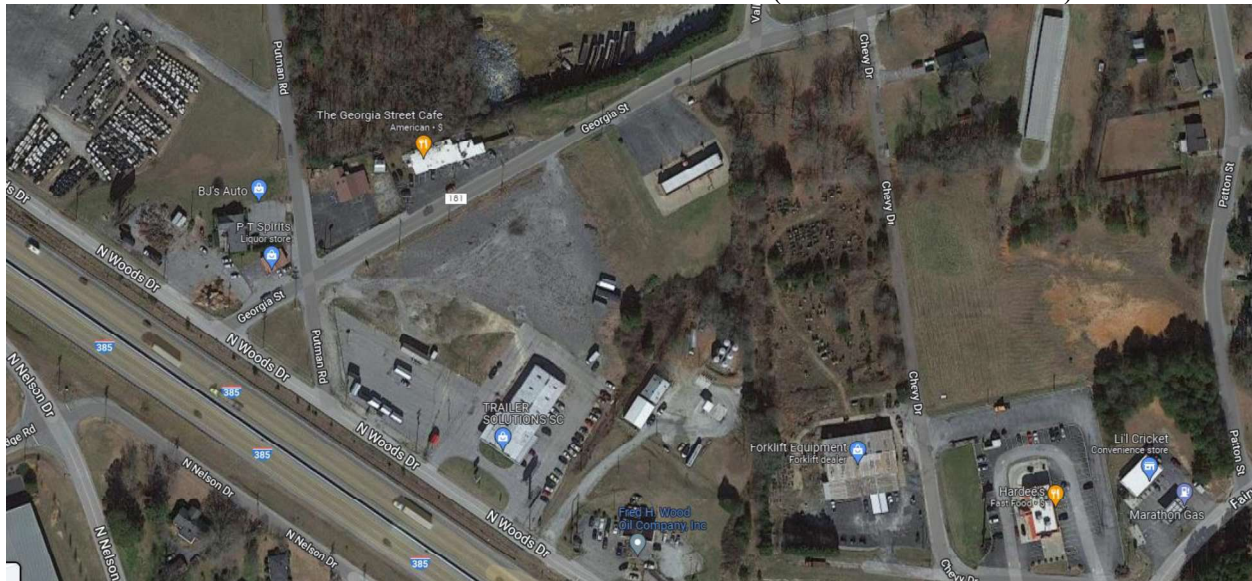


## ANALYSIS:

The subject property currently zoned C-2, Commercial District, matching zoning between Patton Street, Fairview Street, and Interstate 385. One parcel on Chevy Drive was recently (2022) rezoned to S-1, Services District. Adjacent properties include a utility easement, a service station, fast food restaurant, and a self-storage building to the north. Outdoor storage is limited to service or industrial districts unless screened. Uses on the 5.3 acres have varied but generally involve the sale of large vehicle, trailers, storage buildings, or used tires under Commercial zoning.

**The applicant is requesting S-1, Services District zoning for entire parcel. This would still be considered Commercial per the 2017 Future Land Use Map. The proposed rezoning would be consistent with the 2017 Master Plan's recommendation for the parcel, but would not match any adjacent zoning designations (i.e. only one parcel on the zoning map would be blue, versus red surrounding it on all three sides). Please see attached zoning map.**

The area bound by Georgia Street and Fairview Street zoned C-2 Commercial is an area of the City in transition – or rather a collection of land uses that were once appropriate for Commercial zoning but no longer have the visual appeal or convenient access that has made other sites within Fountain Inn more viable. For instance, an energy/oil company, forklift equipment, and used car sales are active land uses but much of the land is unutilized (vacant or wooded lots).



As SC-418 and McCarter Road transition from industrial to active commercial uses such as restaurants and office, very few properties are zoned S-1, Services District within the city. This is one of the few zones to allow outdoor storage, tattoo parlors, or other unique land uses. These are uses that we do not want to see on SC-418, but are they viable here based on current conditions? Staff and the Planning Commission have made recommendations within the past two years to remove impactful land uses from the general C-2 zone to protect our commercial gateways. With limited visibility and no frontage on Fairview Road, staff could see some of these parcels transition to S-1, Services zoning over time while keeping C-2 zoning on the road frontages; both zones allow commercial use and are compliant with the 2017 Future Land Use Map.

**STAFF RECOMMENDATION: Approval of only approximately 2.36 acres along Georgia St. 550-580 N. Woods should remain Commercial due to their visibility from Interstate 385.**



## Exhibit A: northern portion of parcel recommended by Planning staff



## Exhibit B: S-1, Services District uses

### Section 5:7. S-1, Services District.

This district is established to provide a transition between commercial and industrial districts by allowing: (1) commercial uses which are service-related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties.

*Section 5:7.1. Uses Permitted.* Any uses permitted in the C-2, Commercial District.

- Amusement, recreational, and entertainment establishments
- Automobile painting
- Automobile storage garage
- Automobile upholstery
- Building materials
- Business service establishments
- Commercial printing and job printing
- Financial institutions
- Hotels and motels
- Household appliance repair
- Kennel
- Laboratories and establishments for fitting, repair, or production of eyeglasses, hearing aids, or prosthetic devices
- Light manufacturing and processing
- Lumber yard
- Manufactured home sales

Mini warehouses

Offices, studios

**Outdoor storage lots and yards**, except automobile junk yards, scrap yards, salvage yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sale of junk, scrap, or salvaged materials

**Parking lots and parking garages**

Parks, playgrounds, play fields

Personal service establishments

Radio and television stations

Rehabilitation centers

Restaurants and bars, except drive-in establishments

Retail establishments, sales, and display

Service and repair establishments including automobile service stations and repair garages

Sheet metal shop

Sign painting shop

Signs, subject to the provisions of Article 6

Truck terminals, freight terminals, passenger terminals

Utilities substations and other similar public service uses

Veterinary establishments

Wholesaling, warehousing, storage, supply, and distribution

Other uses which are considered to be compatible with the aforementioned uses.

*Section 5:7.2. Uses Permitted by Special Exception.* The following uses may be permitted by Special Exception by the Board of Zoning Appeals in accordance with the provisions of Article 9.

Business schools and vocational schools not involving uses of an industrial nature which would not otherwise be permitted in this district

Church

Clubs, lodges, civic and fraternal organizations

Educational institution

Fairgrounds, public

Family care home

Fire station

Library

Police station

Post office

Stadium or ball park

Tattoo parlor

*5:7.3. Height Limitation.* No building or structure shall exceed 45 feet in height.

No building or structure on a lot in the Services District which is adjacent to a residential district shall exceed the maximum building height permitted in the residential district, unless there is one additional foot of setback on the sides adjacent to the residential district for each additional foot of height.

*5:7.4. Dimensional Requirements.*

*5:7.4-1. Front Setback.* All buildings shall be set back from the street right-of-way line not less than 45 feet except that advertising signs shall be permitted no closer than 15 feet to the street right-of-way.

*5:7.4-2. Side Setback.* No building shall be located closer than 25 feet to a side lot line, except next to rail siding.

*5:7.4-3. Rear Setback.* No building shall be located closer than 25 feet to a rear lot line, except next to a rail siding.

*5:7.5. Screening.* A wall, fence, compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least six feet in height shall be provided along with the side or rear lot lines where any use is adjacent to a residential district for the purpose of screening commercial activities from view.

*5:7.6. Off-Street Parking.* Off-street parking shall be provided in accordance with the provisions set forth in Article 7, Section 9.

*5:7.7. Off-Street Loading.* Off-street loading shall be provided in accordance with the provisions set forth in Article 7, Section 10.

(Ord. of 7-13-06, § 1; Ord. No. 2011-001, § 1, 5-12-2011; Ord. No. TX 2021-1, § 1(Att. 2), 6-10-21)

**From:** Jenny Woods <[jennywd1@aol.com](mailto:jennywd1@aol.com)>  
**Sent:** Wednesday, June 8, 2022 2:27 PM  
**To:** Greg Gordos <[Greg.Gordos@fountaininn.org](mailto:Greg.Gordos@fountaininn.org)>  
**Subject:** Zoning Meeting May 6, 2022

Greg,

On Monday, June 6, 2022, Berry and I attended the zoning meeting for 550 North Woods Drive, Fountain Inn, SC. (Map #: 0337.00-01-009.04) 5.3 Acres; Woods Drive, Fountain Inn, SC.

We appreciate the recommendation from the zoning committee for a partial of the land. However, we would respectfully ask that the entire parcel of the land (5.3 acres) be put into a S-1 Zone.

The reason for this request is to give us more flexibility to this location, which would benefit the City of Fountain Inn, as well. We are located on I-385, exit 24.

Berry will be there for the council meeting tomorrow and would request that the entire parcel be rezoned for S-1.

Thank you for your attention on this matter.

Sincerely,

Berry Woods  
864-979-6800

Jenny Woods  
864-275-4801

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

July 7, 2022

Regular City Council Meeting

☐ Ordinance/First Reading   ☒ Ordinance/Second Reading   ☐ Resolution/First & Final Reading**Agenda Date Requested:** July 7, 2022**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 2022-7 would rezone 2.39 acres on one parcel (current site of U.S. Post Office) from I-1, Industrial District and S-1, Services District to (only) S-1 Services District. The parcel is split zoned, impeding redevelopment.

The Planning Commission voted unanimously (4-0) in favor of the rezoning at the June 6, 2022 meeting.

The property owner and applicant Zipplr LLC intends to keep the post office building at 290 McCarter Road and develop the eastern, SC-418 facing portion of the property for commercial use. Portions of parcel are currently a grass field.

**Impact If Denied:**

The tax parcel would contain two zoning designations, I-1 Industrial and S-1 Services split in a diagonal manner. Many commercial uses permitted in the S-1 and C-2 Commercial zones are not permitted in Industrial zones.

**Impact If Approved:**

The property would be fully zoned S-1 Services District and the split-zone is eliminated. S-1 zones allow for the most land uses of any zone in the city, including allowance of all commercial uses allowed in C-2 Commercial.

**Financial Impact:**

None immediate. The Post Office is a federal tenant. Should the parcel be redeveloped, the City would collect additional tax revenue, permitting fees, business licensing, and (if food/beverage) hospitality taxes. Fire and Police already service the property in the City. Road access is already provided by the post office (no new curb cuts).



**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 S-1, Services 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-2022-018 and is located at 290 McCarter Road containing approximately 2.39 acres, Greenville County Tax Map 0351000100104, 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 Properties are hereby rezoned I-1, Industrial District to S-1, Services District.

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

**DONE IN REGULAR MEETING THIS 7TH DAY OF JULY, 2022.**

SIGNATURE OF MAYOR:

\_\_\_\_\_  
George Patrick McLeer, Jr.

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Sandra H. Woods  
City Clerk

\_\_\_\_\_  
Michael E. Kozlarek, Esq.  
King Kozlarek Law LLC

FIRST READING: June 9, 2022  
SECOND READING: July 7, 2022

**STAFF REPORT  
TO THE FOUNTAIN INN PLANNING COMMISSION  
FROM FOUNTAIN INN PLANNING & ZONING STAFF  
June 6, 2022**

---

**DOCKET NUMBER:** FI-2022-018

**APPLICANT/OWNER:** Bryant Sims obo Zipplr LLC

**PROPERTY LOCATION:** 290 McCarter Road

**TAX MAP NUMBER:** 0351000100104

**ACREAGE:** ~2.39 ac

**EXISTING ZONING:** S-1, Services District and I-1, Industrial District (split-zoned)

**REQUESTED ZONING:** S-1, Services District

**Existing Land Use:** Institutional

**Adjacent Land Use:** North: Commercial  
East: Residential; Industrial  
South: Commercial  
West: Industrial

**Adjacent Zoning:** North: C-2, Commercial District  
East: I-1, Industrial District  
South: C-2, Commercial District  
West: I-1, Industrial District

**ANALYSIS:**

The subject property is located on McCarter Road along the SC-418 retail corridor (Gateway Commercial Overlay). The current land use is a U.S. Post Office and a vacant field closer to the roadway. The parcel is currently split-zoned, making future development difficult for new businesses. The applicant intent is stated to market or sell the land in front of the post office.

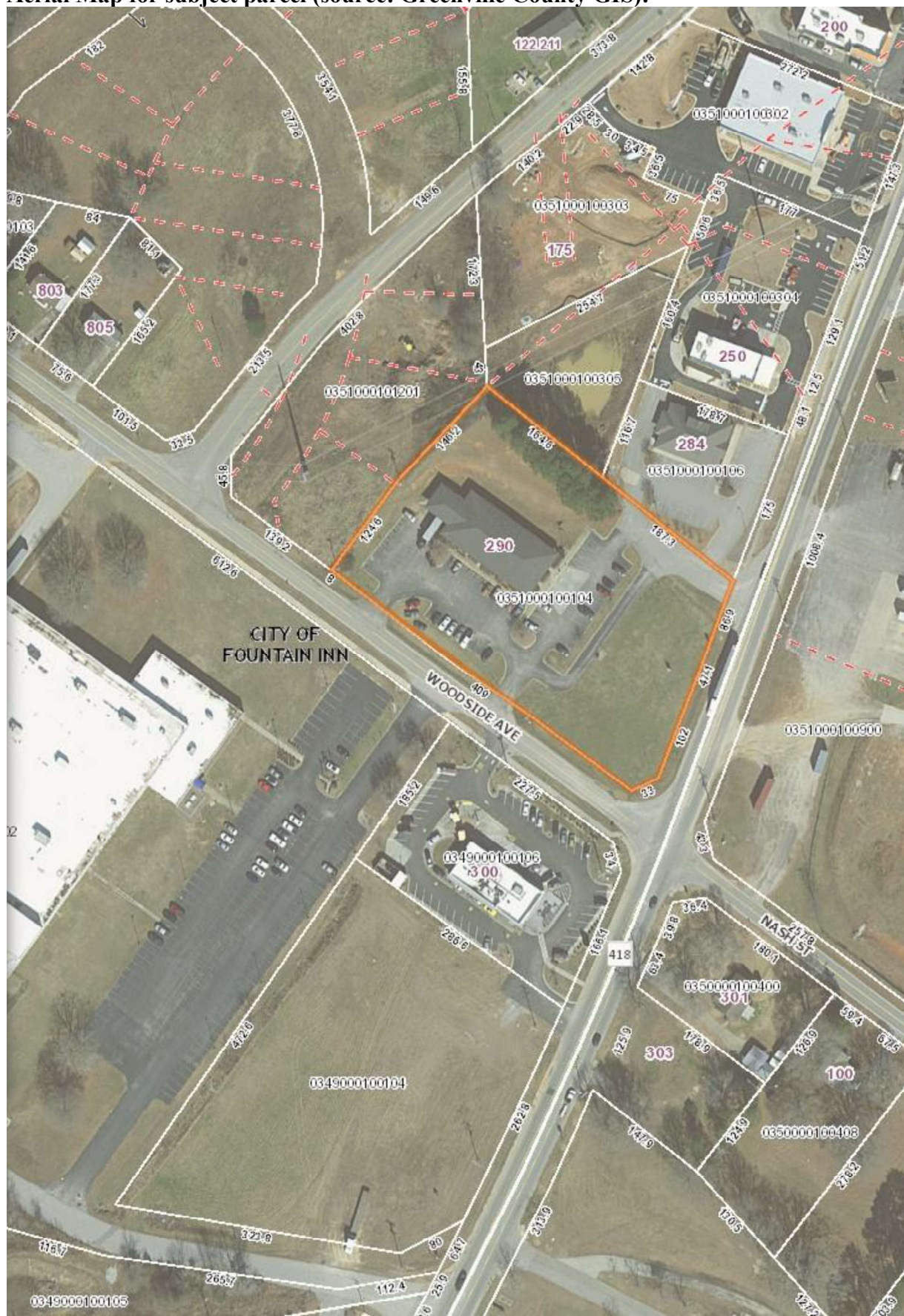
Services district is established to provide a transition between commercial and industrial districts by allowing: (1) commercial uses which are service-related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties.

Section 5:7.1. Uses Permitted. Any uses permitted in the C-2, Commercial District.

The proposed rezoning would permit a similar land use to those properties adjacent. However, it would remain the last S-1 zoned parcel on the block. C-2 Commercial zoning would be preferred by staff but was not chosen by the applicant.

**STAFF RECOMMENDATION:** Approval of rezoning parcel to S-1; remove split-zone

Aerial Map for subject parcel (source: Greenville County GIS):

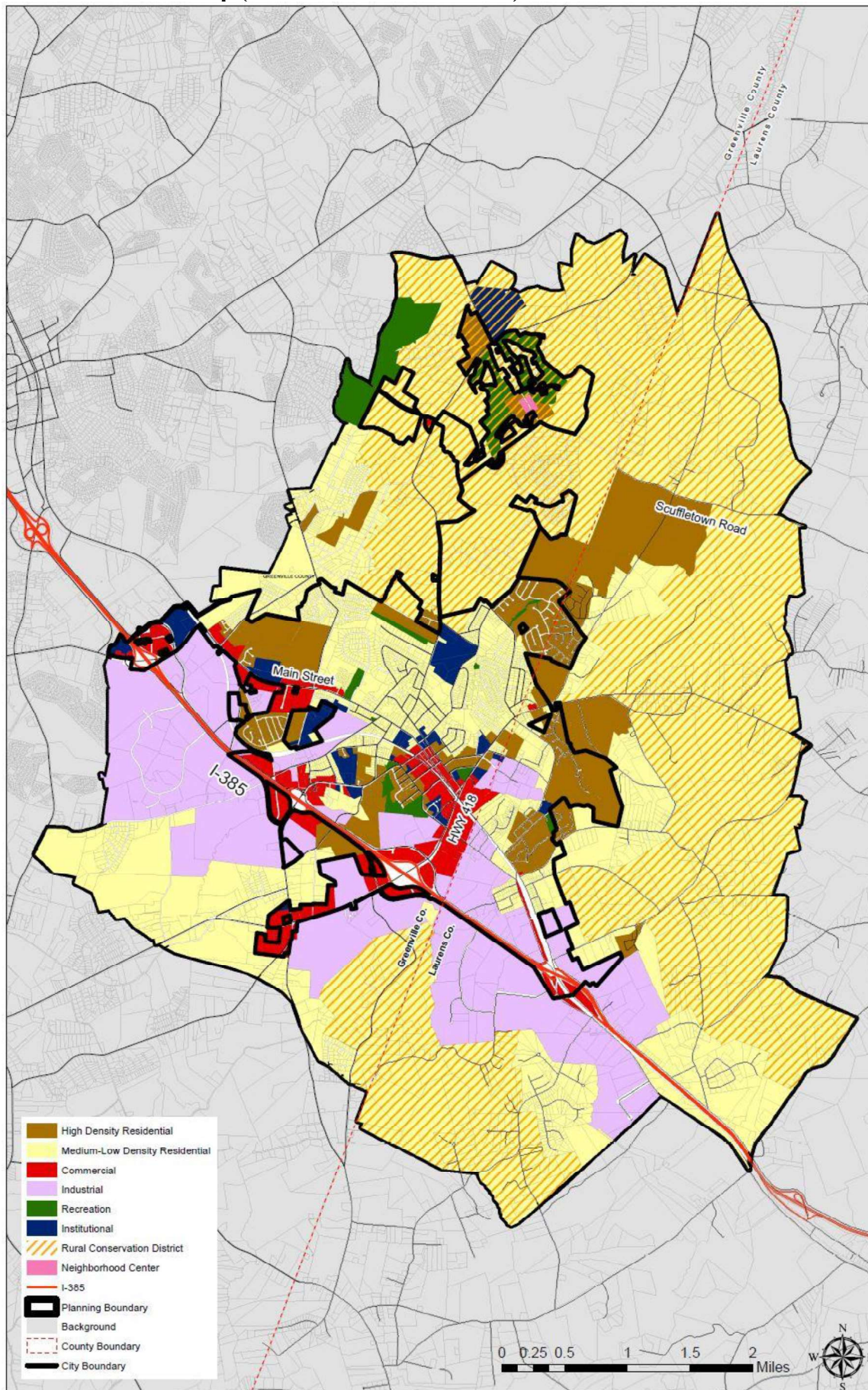




**Zoning Map (source: Greenville County GIS):**  
**Note split-zoning of S-1 and I-1 existing**



**Future Land Use Map (source: 2017 Master Plan):**





**Site Photos:**



**CITY OF FOUNTAIN INN, SOUTH CAROLINA  
ORDINANCE 2022-6**

**AMENDING SECTION 12:4 OF APPENDIX A (ZONING) OF THE CODE  
OF ORDINANCES OF THE CITY OF FOUNTAIN INN, SOUTH  
CAROLINA, 1992, AS AMENDED (“CODE”).**

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

- (a) The Council is authorized and empowered to provide for its internal operation according to South Carolina Constitution Article VIII, section 17, and the Home Rule Act of 1975;
- (b) Section 12:4 of Appendix A of the City Code provides, among other things, a mechanism through which the Council is entitled to reject a recommendation from the Planning Commission; and
- (c) The Council desires to clarify certain aspects of Council’s procedure for rejecting the Planning Commission’s recommendation.

NOW, THEREFORE, the Council ordains:

1. Amendment. Section 12:4 of Appendix A of the Code is amended with such items underlined being added to and such items stricken through being removed from, as follows:

Before taking such lawful action as it may deem advisable, the City Council shall consider the recommendation of the Planning Commission on each proposed zoning amendment. If no recommendation is received from the Planning Commission within 30 days from the date of public hearing, ~~it then the Planning Commission~~ shall be deemed to have approved the proposed amendment. The City Council may reject any recommendation of the Planning Commission by a favorable vote of two-thirds of the Council members present and voting. If the Planning Commission fails to recommend approval of a request for an amendment, the City Council may reject the recommendation of the Planning Commission by a favorable vote of five members of the Council including the Mayor.

2. Codification. The amendment to section 12:4 of Appendix A of the Code shall be codified as part of the Appendix A (Zoning) of the Code of Ordinances of the City of Fountain Inn, South Carolina, 1992, as amended, or as otherwise provided as part of the City’s next re-codification.

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

4. Effective Date. Any ordinance introduced prior to this Ordinance’s enactment must proceed through three readings on three separate days as if this Ordinance had not been enacted. Any ordinance introduced after this Ordinance’s introduction must proceed according to this Ordinance.

[ONE SIGNATURE PAGE FOLLOWS]  
[REMAINDER OF PAGE INTENTIONALLY BLANK]

**CITY OF FOUNTAIN INN, SOUTH CAROLINA**

---

George Patrick McLeer, Jr., Mayor

**[CITY SEAL]**

**ATTEST:**

---

Sandra H. Woods, City Clerk

**APPROVED AS TO FORM:**

---

Michael E. Kozlarek, Esq.  
King Kozlarek Law LLC

First Reading: June 9, 2022  
Second Reading / Final Approval: July 7, 2022





City of Fountain Inn, South Carolina

# Sanctified Hill Park Master Plan



# AGENDA

SCOPE, VISION, PROJECT GOALS

PUBLIC INPUT OVERVIEW

CONCEPTUAL MASTER PLAN

OPINION OF PROBABLE COST

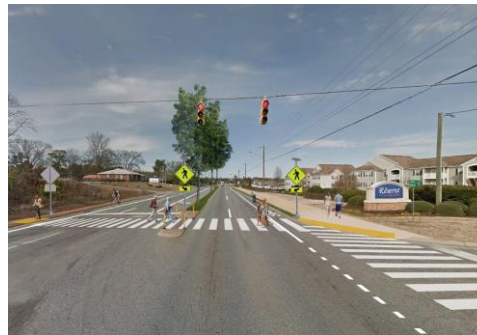




# ABOUT STUDIO MAIN

Founded in 2016 after leading thousands of miles of multi-modal planning, hundreds of miles of implementation, and thousands of acres of park master planning, **Studio Main** engages in a focused design approach that leads with a commitment to transforming communities through community-oriented design.

## Main Street Approach | Handlebar Perspective



### Range of Services:

- Master plans
- Landscape Architecture
- Public/Stakeholder Facilitation
- Greenway and Streetscape Corridor plans
- Bicycle and pedestrian Facility Design
- Complete Streets
- Trail safety and sustainability
- Signage and Wayfinding Planning
- Construction Documentation
- Public Involvement and Facilitation

### National and Regional Dedication

- 2017 TN Bicycle Tourism Presentation
- 2017 National Bicycle Tourism Summit Panel
- 2017 GA/TN/FL Bike Summit - Keynote
- 2017 SE Greenways Bicycle Summit Presentation
- 2017 ASLA Tri-State Presentation and Panel
- 2017 SC Bicycle Summit - Keynote
- 2017 SCDHEC Active Lifestyles - Keynote
- 2018 Washington State Bicycle - Keynote
- 2018 SE Bicycle Symposium - Keynote
- 2018 MASC Annual Conference
- 2018 Ten at the Top Annual Conference
- 2018 Inaugural Mayor Joe Riley Design Institute
- 2019 Piedmont Legacy Trails Summit – Keynote
- 2019 Ten at the Top Pique 2019
- 2019 Ten at the Top Upstate Planners - Keynote



A photograph of children playing on a seesaw in a park, overlaid with a semi-transparent blue filter. The text is centered over the image.

“Communities need to make active decisions about where and how to grow if they are going to protect their quality of life.”

*Charleston Mayor Joseph Riley*



# SCOPE

INFORMATION GATHERING AND BACKGROUND

DATA COLLECTION AND BASE MAPPING

SITE RECONNAISSANCE

COMMUNITY MASTER PLAN WORKSHOP

STAKEHOLDER AND PUBLIC MEETINGS

ILLUSTRATIVES + CONCEPT DESIGN

IMPLEMENTATION GUIDANCE

REFINEMENT OF CONCEPTUAL DESIGN

OPINION OF PROBABLE COST

PERMIT SUMMARY





# PREVIOUS PLANNING EFFORTS

## Phase I Environmental Site Assessment (May 2019)

- Through interviews with persons familiar with the site and information from the user questionnaire, it appears that at least a portion of the subject property was previously utilized as a “town dump” during the time period of the late 1950s through a portion of the 1960s.

## Laurens County Parks Improvement Plan (2020)

- Playground for ages 5-12 \$24,000
- 20x20 picnic shelter \$10,000
- 4 picnic tables \$2,400
- Four Goalsetter MVP basketball goals \$8,000
- Sealcoat basketball court \$4,000
- Landscaping \$5,000



# VISION

To provide a cohesive parks master plan for Sanctified Hill Park that reflects the community's character and pride, that provides opportunities for residents and visitors to recreate, gather and interact, and to enhance open space and natural resources.





# PROJECT GOALS

DEVELOP A STRATEGIC VISION FOR THE PARK

IDENTIFY PRIORITY AREAS FOR IMPROVEMENTS

STRENGTHEN THE COMMUNITY

EXPLORE ALL OPPORTUNITIES

PRIORITIZE SAFETY

ENSURE PHASE ONE IMPLEMENTATION



A photograph of several children playing on a seesaw in a park. The image is overlaid with a semi-transparent blue filter. The text is centered over the image.

“Leading innovation is not about getting people to follow you into the future, it is about getting people to co-create it with you.”

*Linda A. Hill, Harvard Business School*





# PUBLIC INPUT



8 Stakeholder Meetings  
84 Unique Responses  
250 Stickers

58 Votes - Playgrounds  
50 Votes – Basketball  
48 Votes – Picnic Pavilions



# STAKEHOLDER MEETINGS

- What does the City Do
  - “To provide and protect a sense of community through shared experiences”**
- What does the community need – they need to see dirt moving and not overpromising
- Understand the character of the community
- What’s the one thing that needs to be done – keep moving forward with greenspace expansion and creating a sense of place (downtown, festivals, events, etc.)
- Reverend Golden – the park is names



# STAKEHOLDER MEETINGS

- Baseball Park – people from everywhere used to come to Sanctified Hill Park
- Bring baseball/softball field back - Neighborhood basketball park
- Park is safer than it used to be; Police patrols are great to see
- More activities for kids of all ages
- Swings were a recent addition
- Needs picnic shelters, redo basketball courts, benches, etc.
- A lot of trucks (SCDOT, City, etc.) take lunch breaks in park
- Needs lighting, bathrooms, playground, slides, monkey bars, memorial plaques, grills, inside basketball court (covered), soccer goals, water fountains, wall climber, etc.
- Protect graveyard, needs more landscaping
- Connect a sidewalk to the communities around
- Close off creeks or pipe some sections
- Cameras – needed in all parks in City
- Public gardens – ways to feed the community, a benefit to the people
- Memorial Wall – youth children, pastor, etc. (bronze plaques, faces, statues)





A photograph of children playing on a seesaw at a park, overlaid with a semi-transparent blue filter. The text is centered over the image.

“Communities need to make active decisions about where and how to grow if they are going to protect their quality of life.”

*Charleston Mayor Joseph Riley*





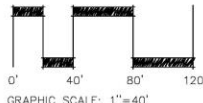


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| REVIEWED:   | BS       |
| DRAWN:      | BS       |
| PROJECT NO. | 03-08-21 |
| DATE        |          |
| 1"=20'-0"   |          |
| SCALE       |          |

| REVISIONS |      |      |
|-----------|------|------|
| NO        | DATE | ITEM |
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|           |      |      |



Studio Main LLC  
Broke Sanders, FLA  
1 Hindman Street  
Palmer, SC 29669  
P. 854.617.0347  
E. blake@studiomainllc.com



GRAPHIC SCALE: 1"=40'

# SANCTIFIED HILL PARK MASTER PLAN

FOUNTAIN INN, SOUTH CAROLINA

GIS BASE MAP

SHEET NO.

1.0





# EXISTING CONDITIONS





# INITIAL CONCEPTUAL MASTER PLANS

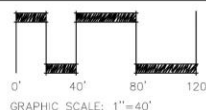
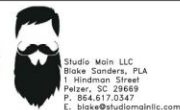






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| DATE        |          |
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## SANCTIFIED HILL PARK MASTER PLAN

FOUNTAIN INN, SOUTH CAROLINA

CONCEPTUAL  
MASTER PLAN

SHEET NO.  
**2.1**





# OPINION OF PROBABLE COST

| ORDER OF MAGNITUDE OPINION OF COST                |             |       |              |             |
|---------------------------------------------------|-------------|-------|--------------|-------------|
| Item                                              | Est. Quant. | Unit  | Unit Price   | Total       |
| GENERAL CONSTRUCTION                              |             |       |              |             |
| EROSION CONTROL                                   | 1275        | L.FT. | \$5.00       | \$6,375     |
| CURB & GUTTER                                     | 2300        | L.FT. | \$30.00      | \$69,000    |
| FINE GRADING                                      | 18030       | S.YD. | \$6.00       | \$108,180   |
| CONCRETE SIDEWALK /SHARED USE PATH                | 2235        | S.YD. | \$125.00     | \$279,375   |
| ASPHALT                                           | 756         | TONS  | \$150.00     | \$113,400   |
| PICNIC PAVILION                                   | 3           | EACH  | \$65,000.00  | \$195,000   |
| PICNIC PAVILION WITH RESTROOM                     | 1           | EACH  | \$150,000.00 | \$150,000   |
| PLAYGROUND                                        | 2           | EACH  | \$75,000.00  | \$150,000   |
| PLAYGROUND SHADE SAILS                            | 2           | EACH  | \$50,000.00  | \$100,000   |
| CROSSWALK STRIPING/REGULATORY SIGNAGE             | 1           | L.SUM | \$5,000.00   | \$5,000     |
| CANOPY/FLOWERING TREES                            | 50          | EACH  | \$500.00     | \$25,000    |
| MISC LANDSCAPE ALLOWANCE (MULCH, SHRUBS, ETC)     | 1           | L.SUM | \$35,000.00  | \$35,000    |
| STORMWATER ALLOWANCE                              | 1           | L.SUM | \$75,000.00  | \$75,000    |
| DEMOLITION ALLOWANCE                              | 1           | L.SUM | \$15,000.00  | \$15,000    |
| BICYCLE RACKS                                     | 2           | EACH  | \$1,000.00   | \$2,000     |
| TRASH RECEPTACLES                                 | 12          | EACH  | \$1,200.00   | \$14,400    |
| BENCHES                                           | 18          | EACH  | \$1,200.00   | \$21,600    |
| PICNIC TABLES                                     | 32          | EACH  | \$2,000.00   | \$64,000    |
| DRINKING FOUNTAINS (PET, BOTTLE, ADA, & DRINKING) | 4           | EACH  | \$2,700.00   | \$10,800    |
| BASKETBALL COURTS (FENCING, GOALS, BLEACHERS)     | 2           | EACH  | \$45,000.00  | \$90,000    |
| DECORATIVE FENCE                                  | 240         | L.FT. | \$40.00      | \$9,600     |
| NATURAL SURFACE TRAILS                            | 1200        | L.FT. | \$36.00      | \$43,200    |
| SIGNAGE ALLOWANCE                                 | 1           | L.SUM | \$20,000.00  | \$20,000    |
| SAFETY AND SECURITY LIGHTING                      | 1           | L.SUM | \$100,000.00 | \$100,000   |
| SUBTOTAL                                          |             |       |              | \$1,701,930 |
| MOBILIZATION AND DEMOLITION                       | 6.0%        |       |              | \$102,116   |
| CLEARING AND GRUBBING                             | 3.0%        |       |              | \$51,058    |
| CONSTRUCTION STAKING                              | 1.0%        |       |              | \$17,019    |
| TRAFFIC CONTROL                                   | 1.0%        |       |              | \$17,019    |
| CONSTRUCTION TOTALS                               |             |       |              | \$1,889,142 |
| CONTINGENCIES                                     | 10.0%       |       |              | \$188,914   |
| UTILITIES                                         | 4.0%        |       |              | \$76,000    |
| DESIGN AND ENGINEERING                            | 12.0%       |       |              | \$227,000   |
| TOTAL ESTIMATED COST                              |             |       |              | \$2,381,057 |

Since Studio Main LLC has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor(s)' methods of determining prices, or over competitive bidding or market conditions, Studio Main LLC's opinion of probable Total Project Costs and Construction Cost are made on the basis of our experience and qualifications and represent Studio Main LLC's best judgment as an experienced and qualified professional landscape architect, familiar with the construction industry; but Studio Main LLC cannot and does not guarantee that proposals, bids, or actual Total Project or Construction Costs will not vary from opinions of probable cost.



# NEXT STEPS

ADOPT MASTER PLAN

FINALIZE PHASE ONE IMPLEMENTATION

COMMENTS AND QUESTIONS

**BLAKE SANDERS, PLA ASLA**

STUDIO MAIN LLC  
1 HINDMAN STREET  
PELZER, SC 29669

E. BLAKE@STUDIOMAINLLC.COM  
P. 864.617.0347



# BID TABULATION

STUDIO MAIN LLC

PROJECT NAME

Sanctified Hill Park  
City of Fountain Inn, SC

FI Project No.

2022-001

Prepared:

10-Jun-22

Location

By:

BS

CONTRACTOR

BASE BID

|                                |                |  |  |
|--------------------------------|----------------|--|--|
|                                |                |  |  |
| AJ Bright Construction LLC     | \$1,996,628.00 |  |  |
|                                |                |  |  |
| AOS Specialty Contractors Inc. | \$2,246,347.00 |  |  |
|                                |                |  |  |
| JM Cope Construction           | \$2,027,437.00 |  |  |
|                                |                |  |  |
| Sossamon Construction Co. Inc. | \$1,841,509.10 |  |  |
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# SANCTIFIED HILL PARK

## PUTMAN STREET

### FOUNTAIN INN, SC 29644

### MARCH 2022

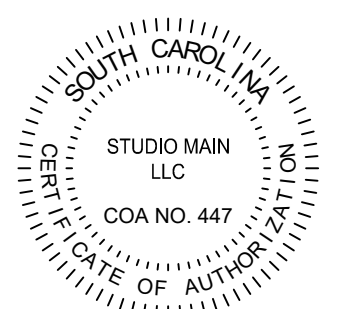
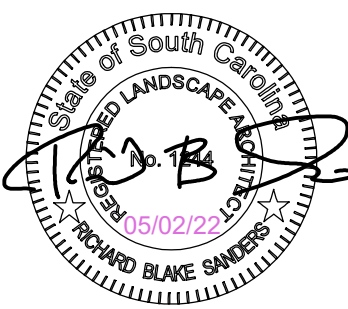
STUDIO  
MAIN

1 Hindman Street | Pelzer, SC 29669  
blake@studiomainllc.com | 864.617.0347



SANCTIFIED  
HILL PARK

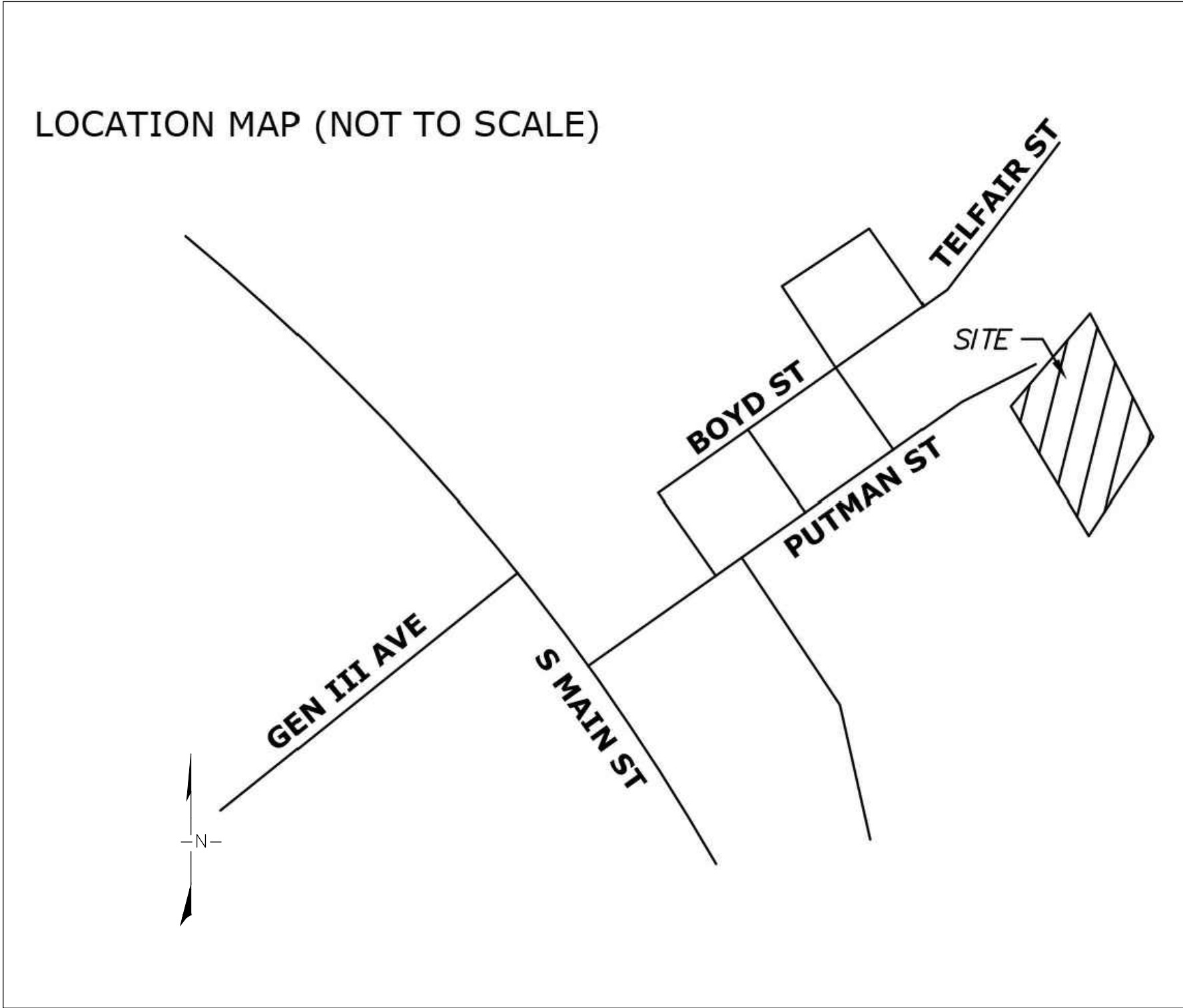
PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA



DRAWN BY: BS  
CHECKED BY: BS  
PROJECT: 2021-037  
DATE: 02/21/2022

| NO. | DATE    | REVISION NOTES             | BY |
|-----|---------|----------------------------|----|
| 1   | 2.21.22 | 50% OWNER REVIEW           | BS |
| 2   | 3.18.22 | 90% OWNER REVIEW           | BS |
| 3   | 5.2.22  | ISSUED FOR PERMIT AND BIDS | BS |
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COVER  
SHEET



LOCATION MAP  
NOT TO SCALE

#### PROJECT CONSULTANTS

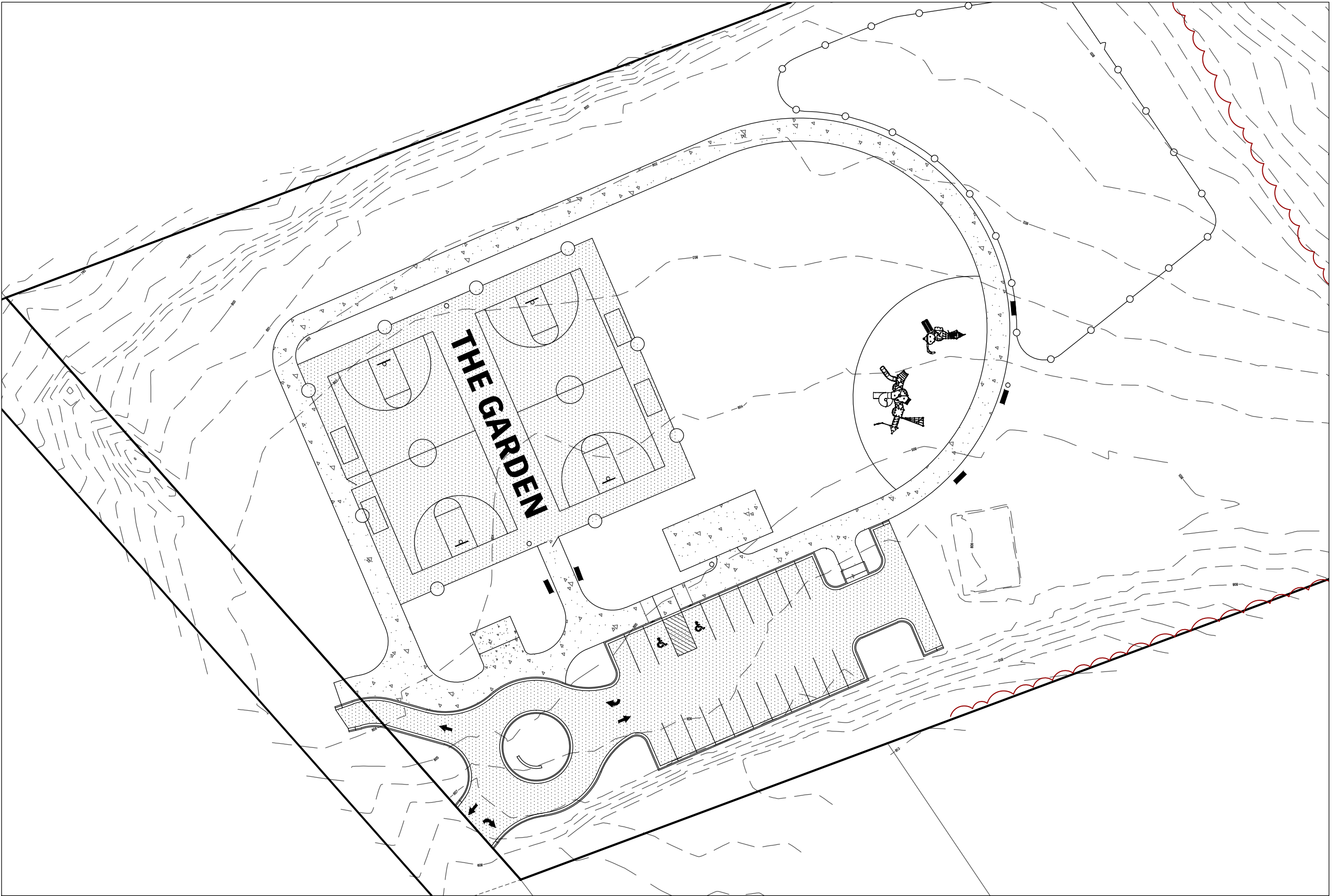
LANDSCAPE ARCHITECT  
STUDIO MAIN, LLC  
BLAKE SANDERS, PLA ASLA, - PRESIDENT  
1 HINDMAN STREET  
PELZER, SC 29669  
PHONE: 864-617-0347  
EMAIL: BLAKE@STUDIOMAINLLC.COM

CIVIL ENGINEER  
SPATIAL PLANNING INNOVATIONS INC.  
TIMOTHY M THOMASON, PE  
PHONE: 864-630-7534  
EMAIL: TTHOMASON@SPATIALPLI.COM

OWNER  
CITY OF FOUNTAIN INN, SC  
SHAWN BELL - CITY ADMINISTRATOR  
200 NORTH MAIN STREET  
FOUNTAIN INN, SC 29644  
PHONE: 864-862-4421  
EMAIL: SHAWN.BELL@FOUNTAININN.ORG

#### DRAWING INDEX

| SHEET | CONTENT                        |
|-------|--------------------------------|
| 1.0   | COVER SHEET                    |
| 2.0   | NOTES                          |
| 3.0   | EXISTING CONDITIONS            |
| 4.0   | DEMOLITION PLAN                |
| 4.1   | INTERMEDIATE EROSION CONTROL   |
| 5.0   | GRADING + EROSION CONTROL PLAN |
| 5.1   | GRADING DETAILS                |
| 5.2   | GRADING DETAILS                |
| 5.3   | GRADING DETAILS                |
| 6.0   | SITE PLAN                      |
| 6.1   | SITE DETAILS                   |
| 6.2   | SITE DETAILS                   |
| 7.0   | UTILITY PLAN                   |
| 8.0   | LANDSCAPE PLAN                 |
| 8.1   | LANDSCAPE SCHEDULE AND DETAILS |



OVERALL SITE PLAN  
NOT TO SCALE





## GENERAL NOTES

1. ALL ELEVATIONS ARE BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY CANEBRAKE ENGINEERING + SURVEYING.
2. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVES. EXISTING UTILITIES SHOWN DO NOT INCLUDE ALL UTILITIES THAT MAY EXIST.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING ALL EXISTING UNDERGROUND UTILITIES LOCATED WITHIN THIS SITE AND AROUND THE PERIMETER OF THIS SITE WHERE SUCH UTILITIES MIGHT BE OCCASIONED BY ANY ACTIVITY INVOLVED WITH THESE PLANS. ALL UTILITY LOCATION WORK SHALL BE DONE PRIOR TO CONSTRUCTION ACTIVITY. THE CONTRACTOR AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES THAT MAY EXIST.
4. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHY AND EXISTING UTILITY LINE LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING WORK. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES ON THE DRAWING PRIOR TO BEGINNING WORK OR DURING CONSTRUCTION, HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. THE PROPERTY IS LOCATED IN IN THE CITY OF FOUNTAIN INN SC IN LAURENS COUNTY, SC
8. TOTAL DISTURBED AREA IS ± 3.10 ACRES.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
10. AN AUTOCAD FILE OF THIS DRAWING CAN BE PROVIDED TO THE CONTRACTOR FOR CONSTRUCTION LAYOUT PURPOSES. STUDIO MAIN LLC PROVIDES NO WARRANTY REGARDING USE OF ELECTRONIC FILES.
11. ALL MEASUREMENTS ARE CALCULATED AND NOT SURVEYED UNLESS NOTED OTHERWISE.
12. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
13. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY.

## DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY ALL ITEMS TO BE DEMOLISHED AND REMOVED FROM THE PROJECT SITE. THE VERIFICATION PROCESS SHALL INCLUDE VISITING AND WALKING THE SITE. ALL ITEMS REQUIRING DEMOLITION/REMOVAL, WHETHER SHOWN ON THIS PLAN OR NOT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THERE SHALL BE NO BURNING ON THE SITE.
3. ALL EXISTING STRUCTURES (IF ENCOUNTERED) AND RELATED FOOTINGS, FOUNDATIONS, STEPS, ETC. ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REMOVAL AND/OR RELOCATION OF ALL UTILITIES (ABOVE AND BELOW GROUND LEVEL) AS NECESSARY TO FACILITATE CONSTRUCTION.
5. EXISTING SEPTIC TANKS, GREASE TRAPS AND/OR UNDERGROUND TANKS, IF ENCOUNTERED, ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO APPLICABLE CODES. THE LOCATION OF ANY TANKS SHALL BE RECORDED AND THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT ONCE.
6. WELLS, IF ENCOUNTERED, SHALL BE ACCURATELY LOCATED BY THE CONTRACTOR, PROTECTED, UNLESS DIRECTED OTHERWISE ON THESE PLANS AND SURROUNDING GRADES MAINTAINED SUCH THAT SURFACE RUNOFF CANNOT ENTER THE WELL OPENING. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT ONCE.
7. THE CONTRACTOR SHALL CONSULT THE OWNER REGARDING SALVAGE. ANY ITEMS NOT RETAINED BY THE OWNER SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMOLISH AND/OR LEGALLY DISPOSE OF.
8. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION AND REMAIN IN PLACE UNTIL FINAL STABILIZATION AND COMPLETION OF CONSTRUCTION ACTIVITIES.
9. IF ANY HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE AGENCIES FOR PROPER REMOVAL AND DISPOSAL.
10. DEMOLITION SHALL MEET ALL APPLICABLE STATE, LOCAL AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPLICABLE PERMITS.
11. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL UTILITIES AND CONFIRM LOCATION, AND DEPTH IF NECESSARY. BY MEAN OF NON DESTRUCTIVE INVESTIGATION (IE. POT HOLING WITH VAC OR WATER). ANY UTILITIES LOCATED BY CONTRACTOR THAT ARE DAMAGED ARE THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEY AS-BUILT, PREPARED BY A SC REGISTERED LAND SURVEYOR, OF ONSITE PONDS, STORM DRAINAGE SYSTEM, PERMANENT SWALES, AND BUILDING SLAB LOCATION AND FINISHED FLOOR ELEVATION WILL BE REQUIRED AS PART OF THE CLOSEOUT PROCESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE AS-BUILT SURVEY (PREPARED BY AN SC LICENSED SURVEYOR) TO THE CLIENT AT THE COMPLETION OF CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR HYDROSEEDING ALL DISTURBED AREAS PER PLANS AND SPECIFICIATIONS

CONTRACTOR IS RESPONSIBLE FOR PREPARATION & MAINTENANCE OF TRAFFIC CONTROL PLAN & DEVICES

THIS PROJECT SITE IS THE LOCATION OF A FORMER UN-PERMITTED LANDFILL, BELIEVED TO HAVE BEEN CLOSED DURING THE MID TO LATE 1970's, WHILE EFFORTS HAVE BEEN MADE TO MINIMIZE/ELIMINATE EXCAVATION INTO THE EXISTING LANDFILL CAP AS PART OF THE PROPOSED DESIGN REPRESENTED HEREIN, IT IS POSSIBLE THAT SOME AREAS OF DEBRIS/LANDFILL MATERIALS MAY BE ENCOUNTERED DURING INSTALLATION OF THE POND EMBANKEMENT AND/OR CUT-OFF CORE AND DURING INSTALLATION OF THE PROPOSED UNDERGROUND UTILITIES. ANY DEBRIS/LANDFILL MATERIALS ENCOUNTERED SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY FOR EVALUATION BY THE OWNER'S THIRD PARTY TESTING AGENCY, AND ULTIMATELY PROPERLY DISPOSED OF OFF-SITE AT A SUITABLY PERMITTED LANDFILL. REMOVED MATERIALS SHALL BE BACKFILLED WITH ENGINEERED FILL. WHILE NOT A WARRANTY OF SUBSURFACE CONDITIONS, A GEOPHYSICAL EVALUATION REPORT HAS BEEN PREVIOUSLY PREPARED BY REED TECH, AND IS AVAILABLE FOR THE CONTRACTOR'S REVIEW UPON REQUEST.

## SEDIMENT & EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS STATED BELOW.
  - \* WHERE STABILIZATION BY THE 14th DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE INITIATED AS SOON AS PRACTICABLE.
  - \* WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS. IF SITE INSPECTIONS IDENTIFY BMPs THAT ARE DAMAGED OR ARE NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICAL OR AS REASONABLY POSSIBLE AND BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE.
4. PROVIDE SILT FENCE AND/ OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION DURING UTILITY CONSTRUCTION. ALL DISTURBED AREAS SHALL BE CLEANED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION, FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE FILTERED TO REMOVE ANY SEDIMENT BEFORE BEING PUMPED BACK INTO ANY WATERS OF THE STATE.
5. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY(S) FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.
7. CLEARING OUTSIDE OF WHAT IS DEPICTED ON THESE PLANS TO BE CLEARED IS PROHIBITED.
8. THE OWNER SHALL BE RESPONSIBLE FOR ANY SOIL OR MATERIAL TESTING REQUIRED TO MEET SPECIFICATIONS.
9. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL INSTANCES.
10. PROVIDE SILT FENCE ALONG THE TOE OF ANY SLOPES OR LOCATIONS WHERE SEDIMENT SHALL DISCHARGE FROM THE SITE. SEE EROSION CONTROL PLAN FOR SPECIFIC LOCATIONS.
11. TEMPORARY DIVERSION BERMS AND/OR DITCHES WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSLOPE RUNOFF AND/OR TO DIVERT SEDIMENT-LADEN WATER TO APPROPRIATE TRAPS OR STABLE OUTLETS.

## SEEDING REQUIREMENTS

BROADCAST SEEDING REQUIREMENTS  
SEED EVENLY WITH A MECHANICAL SPREADER, RAKE AND/OR CULTI-PACK TO INCORPORATE SEED INTO TOP 2" OF SOIL. ROLL, MULCH WITH THRESHED WHEAT, RYE, BARLEY OR OAT STRAW (WEED FREE) AT A RATE OF 80 LBS/1000 SF AND WATER WITH A FINE SPRAY. APPLY SEED AT THE FOLLOWING RATE PER 1000 SF.

- MARCH 1 - SEPTEMBER 30  
0.5-LBS BROWN TOP MILLET  
IN ADDITION, CHOOSE ONE OF THE FOLLOWING:  
2-LBS COMMON BERMUDA (HULLED)  
3-LBS COMMON BERMUDA (UNHULLED)  
5-LBS. KENTUCKY 31 TALL FESCUE  
- OCTOBER 1 - FEBRUARY 28  
5-LBS ANNUAL RYE GRASS  
IN ADDITION, CHOOSE ONE OF THE FOLLOWING:  
3-LBS COMMON BERMUDA (UNHULLED)  
5-LBS. KENTUCKY 31 TALL FESCUE  
10-LBS. 19-19-19 FERTILIZER

HYDROSEEDING RATES  
APPLY SEED, FERTILIZER, AND MULCH AT THE FOLLOWING RATE PER 1000 SF.  
- MARCH 1 - SEPTEMBER 30  
0.5-LBS BROWN TOP MILLET  
IN ADDITION, CHOOSE ONE OF THE FOLLOWING:  
2-LBS. HULLED SAHARA BERMUDA  
3-LBS UNHULLED SAHARA BERMUDA  
5-LBS. REBEL IV TALL FESCUE  
- OCTOBER 1 - FEBRUARY 28  
5-LBS ANNUAL RYE GRASS  
IN ADDITION, CHOOSE ONE OF THE FOLLOWING:  
3-LBS UNHULLED SAHARA BERMUDA  
5-LBS. REBEL IV TALL FESCUE  
10-LBS. 19-19-19 FERTILIZER  
50-LBS. 100% WOOD MULCH WITH TRACKIFIER

WARRANTY / MAINTENANCE  
FOR MECHANICALLY SEEDED AND HYDROSEEDED AREAS, THE CONTRACTOR SHALL GUARANTEE THAT 97% OF GRASS PLANTED (OF PERMANENT GRASS SPECIES INDICATED) HAS GERMINATED AND IS VIGOROUSLY GROWING AT THE TIME OF FINAL INSPECTIONS AND AT FINAL ACCEPTANCE BY THE APPROPRIATE PARTY.

CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LAWNS ONLY UNTIL FINAL ACCEPTANCE. IF OWNER FAILS TO PROVIDE ADEQUATE WATER AND OTHER MAINTENANCE AFTER FINAL ACCEPTANCE, WARRANTY SHALL BE VOIDED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROOF OF NEGLIGENCE BY THE OWNER.

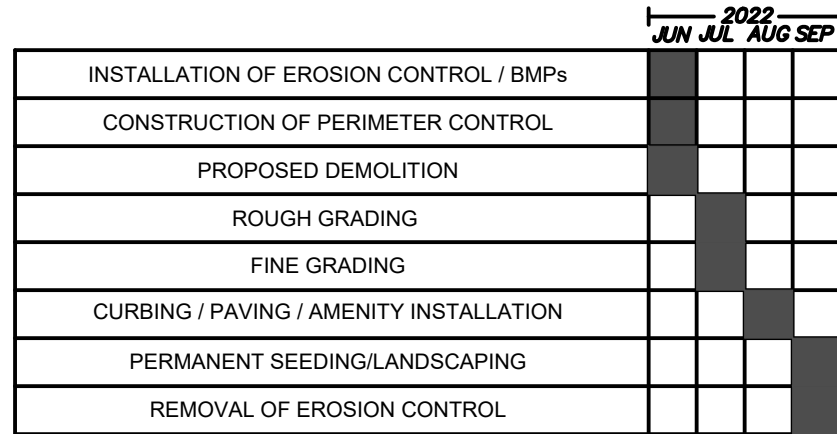
CONTRACTOR SHALL MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, EDGING, AND CONTROLLING INSECTS AND DISEASE, AS WELL AS ROLLING, REGRADING, AND REPLANTING WHERE REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF ERODED AND BARE AREAS. PROVIDE MAINTENANCE UNTIL FINAL ACCEPTANCE.

AREAS TO BE BROADCAST SEEDED  
1. EASEMENT AREAS (EXCLUDING POND EASEMENTS AND EASEMENTS SUBJECT TO CONCENTRATED RUNOFF)  
2. ALL ROAD SHOULDERS FROM BACK OF CURB TO CLEARING LIMITS  
3. ANY OTHER AREAS DISTURBED BY THE CONSTRUCTION PROCESS

AREAS TO BE HYDROSEEDED  
1. ALL POND BANKS AND ADJACENT EASEMENT AREAS.  
2. ANY AREA SUBJECT TO CONCENTRATED RUNOFF.

CONTRACTOR SHALL COORDINATE WITH UTILITY SERVICE PROVIDERS TO FIELD LOCATE AND IDENTIFY INVERTS OF EXISTING UTILITY CONNECTION POINTS IDENTIFIED IN THESE PLANS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO CONFIRM THE PROPOSED CONNECTIONS WILL FUNCTION AS INTENDED AS PART OF THESE DESIGN DOCUMENTS, NOTIFY OWNER IMMEDIATELY WITH CONDITIONS PROHIBITIVE TO THESE CONNECTIONS

## CONSTRUCTION SEQUENCE TIMELINE BAR CHART\*



\*EROSION CONTROL WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT

## CONSTRUCTION SEQUENCE/SCHEDULE

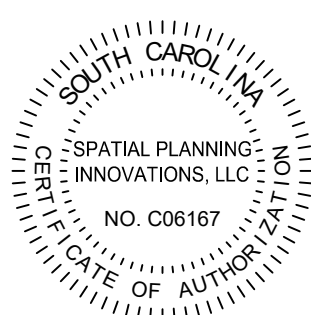
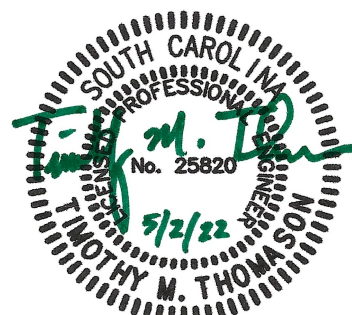
APPROXIMATE CONSTRUCTION DATE: JUNE 1, 2022.

### PHASE I

1. UPON OBTAINING THE SCDHEC COVERAGE LETTER, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD WITH THE CITY OF FOUNTAIN INN / SCDHEC AT LEAST 48 HOURS PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES. THE OWNER, OWNER'S CEPSCI INSPECTION PERSONNEL, DESIGN ENGINEER, AND CONTRACTOR MUST BE PRESENT AND HAVE OBTAINED THE STORMWATER PERMIT, STAMPED APPROVED PLANS, AND THE NOI APPROVAL LETTER FROM SCDHEC BEFORE CALLING THE CITY TO SCHEDULE THIS MEETING.
2. THE CONTRACTOR SHALL MAINTAIN ONE (1) COPY OF THE STAMPED PLANS AND COVERAGE LETTER ON-SITE AT ALL TIMES. THESE DOCUMENTS AND THE SWPPP SHALL BE STORED IN THE CONTRACTOR'S JOB TRAILER OR WITHIN A WEATHER-TIGHT JOB BOX, MOUNTED AT A CONVENIENT AND ACCESSIBLE LOCATION. A RAIN GAUGE, TO BE MONITORED DAILY BY THE CONTRACTOR, SHALL ALSO BE INSTALLED. THE CONTRACTOR SHALL COMPLETE A CO-PERMITTEE AGREEMENT AT THE MEETING, TO BE INCLUDED WITH THE ON-SITE PERMIT MATERIALS, AND A COPY PROVIDED TO THE OWNER AND ENGINEER.
3. **INSPECTIONS TO BE PERFORMED ONCE EVERY CALENDAR WEEK, WITH NO TIME PERIOD BETWEEN INSPECTIONS EXCEEDING 9 DAYS, AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCHES OR MORE PRECIPITATION, AND MUST BE CONDUCTED UNTIL FINAL STABILIZATION IS REACHED ON ALL AREAS OF THE CONSTRUCTION SITE.**
4. THE CONTRACTOR SHALL DETERMINE AND MARK THE LIMITS OF DISTURBANCE.
5. THE CONTRACTOR SHALL INSTALL PERIMETER SILT FENCING AND CONSTRUCTION EXIT BEST MANAGEMENT PRACTICES (BMPs) AS INDICATED ON THE DRAWINGS, PERFORMING CLEARING AND GRUBBING ONLY AS NECESSARY FOR INSTALLATION. MINOR GRADING WILL BE REQUIRED TO ESTABLISH THE CONSTRUCTION EXIT GRADES. OR THE CONSTRUCTION EXIT WILL NEED TO BE REWORKED TO ALLOW FOR GRADING IN FUTURE PHASES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PREVENTION OF SEDIMENT TRANSPORT FROM THE SITE DURING CONSTRUCTION ACTIVITIES. IF AT ANY POINT DURING CONSTRUCTION, SEDIMENT IS TRANSPORTED FROM THE SITE OR IMPACTS DOWNSTREAM PROPERTIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF CONDITIONS DUE TO THE IMPACTS. IF THE CONTRACTOR IDENTIFIES AREAS OF THE SITE WHERE ADDITIONAL BMPs MAY BE NECESSARY DUE TO INCREMENTAL GRADING ACTIVITIES, THE ENGINEER SHALL BE NOTIFIED FOR REVIEW AND APPROVAL.
6. INSTALL CONCRETE WASH OUT FACILITIES AS NECESSARY WITHIN THE APPROVED LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL RED-LINE THE APPROVED PLANS TO INDICATE THE WASH OUT LOCATIONS, AS APPROVED BY THE ENGINEER. ALL WASH OUTS SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED/REPLACED AS NECESSARY. ALL WASH OUT MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
7. BEGIN IMPORT OF OFF-SITE ENGINEERED FILL MATERIALS AND ROUGH GRADING. INSTALLATION OF THE SEDIMENT BASIN BERM AND PERIMETER BERM SHALL TAKE PRIORITY FOR ESTABLISHING ROUGH GRADES.
8. AS ROUGH GRADING ALLOWS, BEGIN INSTALLATION OF SEDIMENT BASIN BMP, WHICH INCLUDES STONE BERM, BAFFLES, AND SKIMMER. REFER TO DETAILS FOR FURTHER INFORMATION. CLEAR AND GRUB/REMOVE TOPSOIL ONLY IN THE AREA NECESSARY FOR INSTALLATION. THE BASIN SLOPES SHALL BE IMMEDIATELY STABILIZED BY RECEIVING A MINIMUM THICKNESS OF 4" OF TOPSOIL AND SHALL THEN BE SEEDED FOR THE ESTABLISHMENT OF PERMANENT VEGETATION AND LINED WITH NA GREEN SC150. THE CONTRACTOR IS RESPONSIBLE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE MAINTENANCE AND ESTABLISHMENT OF ALL PERMANENT AND TEMPORARY VEGETATION.
9. DURING INSTALLATION OF THE SEDIMENT BASIN, PROVIDE POSITIVE DRAINAGE TOWARD THE BASIN DURING EARTHWORK ACTIVITIES. CLEARING AND GRUBBING/TOPSOIL REMOVAL SHALL BE CONDUCTED IN AREAS NECESSARY TO PREPARE THE ROUGH GRADES AS SHOWN ON THE PLANS.
10. UPON COMPLETION OF SEDIMENT BASIN BERM, BEGIN CLEARING AND GRUBBING/REMOVING TOPSOIL FROM THE REMAINING AREA DRAINING TO THE SEDIMENT BASIN.
11. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL BMPs THROUGHOUT CONSTRUCTION, UNTIL NOTIFIED IN WRITING BY THE ENGINEER THAT A BMP CAN BE REMOVED.
12. ALL TOPSOIL SHALL BE STORED ON-SITE FOR REUSE IN THE DESIGNATED STOCKPILE AREA. THE CONTRACTOR MAY DESIGNATE OTHER TOPSOIL STOCKPILE AREAS AT THEIR DISCRETION WITHIN THE APPROVED LIMITS OF DISTURBANCE, HOWEVER, REINFORCED DOUBLE ROW SILT FENCE MUST BE PROVIDED AND MAINTAINED AROUND THE PERIMETER OF ALL STOCKPILES. THESE STOCKPILES MUST BE RED-LINED ON THE STAMPED APPROVED DRAWINGS, AND APPROVED BY THE ENGINEER. A MINIMUM DISTANCE OF 30' SHALL BE MAINTAINED BETWEEN STOCKPILES AND THE SEDIMENT BASIN AT ALL TIMES.
13. THE CONTRACTOR SHALL VERIFY ALL BMPs REFERENCED IN PHASE I HAVE BEEN INSTALLED AND ARE PERFORMING AS EXPECTED PRIOR TO PROCEEDING WITH PHASE II.

### PHASE II

14. CONTINUE ROUGH GRADING ACTIVITIES. THE CONTRACTOR SHALL STAGE GRADING IN A MANNER WHICH WILL MAINTAIN POSITIVE DRAINAGE TO THE INSTALLED BMPs THROUGHOUT CONSTRUCTION ACTIVITIES. ANY AREAS WHERE GRADING ACTIVITIES CEASE FOR A PERIOD OF 14 DAYS OR LONGER SHALL BE SEEDED FOR THE ESTABLISHMENT OF TEMPORARY VEGETATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL SLOPES THROUGHOUT CONSTRUCTION ACTIVITIES, WHICH MAY REQUIRE MULTIPLE BMPs (TRACKING, STAIR STEP GRADING, SLOPE GROOVING, TEMPORARY GRASSING, ETC.) UNTIL FINAL GRADES HAVE BEEN ACHIEVED. SURFACE RUNOFF SHALL BE DIRECTED AWAY FROM THE FACE OF ALL SLOPES TO THE GREATEST EXTENT POSSIBLE. UTILIZE BREAKFAST EXTENDED ROWS TO PROTECT SLOPE FACES. CUT AND FILL SLOPES FACES SHALL RECEIVE A MINIMUM THICKNESS OF 4" OF TOPSOIL AND SHALL THEN BE SEEDED FOR THE ESTABLISHMENT OF PERMANENT VEGETATION AND LINED WITH NA GREEN SC150 AS SOON AS DESIRED GRADES ARE ACHIEVED.
16. BEGIN FINE GRADING ACTIVITIES AND PREPARATION FOR BUILDING PAD AND/OR PAVEMENT AREA CONSTRUCTION.
17. BEGIN BUILDING CONSTRUCTION.
18. BEGIN INSTALLATION OF UNDERGROUND UTILITIES.
19. THE CONTRACTOR SHALL REMOVE ALL DEPOSITED SEDIMENT FROM SILT FENCES, AND SPREAD ACROSS SLOPE FACES OR REMOVE FROM SITE.
20. BEGIN PLACEMENT OF PAVEMENT TO ALL AREA(S) INDICATED ON THE PLANS.
21. THE CONTRACTOR SHALL REMOVE ALL DEPOSITED SEDIMENT FROM THE SEDIMENT BASIN, AND SPREAD ACROSS SLOPE FACES OR REMOVE FROM SITE.
22. AS FINAL GRADES ARE ACHIEVED ACROSS THE REMAINDER OF THE SITE, BEGIN PLACEMENT OF A MINIMUM OF 4" OF TOPSOIL AND SEEDING FOR PERMANENT VEGETATION WITHIN AREAS NOT PLANNED FOR PAVEMENT.
23. ESTABLISH PERMANENT VEGETATION AND STABILIZATION OF ALL AREAS OF THE SITE.
24. ONCE ALL SEDIMENT HAS BEEN REMOVED FROM THE SEDIMENT BASIN AND THE SITE HAS BEEN STABILIZED, THE BAFFLES AND SKIMMER SHALL BE REMOVED, AND THE OUTLET STRUCTURE SHALL BE MODIFIED PER THE DETAIL FOR THE PERMANENT STORMWATER MANAGEMENT BASIN.
25. FOLLOWING COMPLETION OF THE OUTLET STRUCTURE MODIFICATION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN AS-BUILT SURVEY (PREPARED AND SEALED BY AN SC LICENSED LAND SURVEYOR) OF ALL SITE IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, THE STORM DRAINAGE SYSTEM STRUCTURE LOCATIONS, RIM AND INVERT ELEVATIONS, PIPE SIZES, STORM WATER DETENTION POND AS-BUILT TOPOGRAPHY, AND DETAIL OF THE AS-BUILT OUTLET STRUCTURE/EMERGENCY SPILLWAY. VERIFY WITH THE ENGINEER PRIOR TO COMPLETING THE AS-BUILT SURVEY.
26. THE ENGINEER SHALL NOTIFY THE CONTRACTOR OF ANY DEFICIENCIES OBSERVED IN THE AS-BUILT SURVEY INFORMATION WITHIN ONE WEEK OF RECEIPT.
27. THE CONTRACTOR SHALL ADDRESS ANY DEFICIENCIES AND RE-STABILIZE ANY AFFECTED AREAS.
28. ONCE ALL DISTURBED AREAS HAVE ACHIEVED 100% PERMANENT STABILIZATION OF AT LEAST 70% DENSITY IN ALL LOCATIONS OF THE SITE NOT COVERED WITH PAVEMENT OR BUILDINGS, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER'S STORM WATER INSPECTION PERSONNEL TO SCHEDULE A CLOSE OUT INSPECTION. THE CONTRACTOR SHALL ALLOW THE MEETING TO BE SCHEDULED A MINIMUM OF 30 DAYS PRIOR TO THE DATE DESIRED TO OBTAIN THE CERTIFICATE OF OCCUPANCY. REFER TO THE SWPPP CLOSEOUT PROCEDURES PROVIDED ON THE COVER SHEET.
29. THE CONTRACTOR SHALL ADDRESS ANY ITEMS IDENTIFIED DURING THE CLOSE OUT INSPECTION, REMOVE ANY REMAINING BMPs (PERIMETER SILT FENCE, INLET PROTECTION, ETC.) AND NOTIFY THE ENGINEER AND OWNER'S STORM WATER INSPECTION PERSONNEL TO SCHEDULE A FOLLOW UP INSPECTION.
30. UPON SATISFACTORY CLOSE OUT CONDITIONS AND VERIFICATION OF THE AS-BUILT INFORMATION, THE ENGINEER SHALL PREPARE AND SUBMIT THE NOTICE OF TERMINATION (NOT) AND CERTIFICATION LETTER.
31. UPON APPROVAL BY SCDHEC, THE NPDES PERMIT COVERAGE SHALL CEASE AND NO FURTHER LAND DISTURBANCE OR SITE WORK SHALL BE PERMITTED.
32. COMPLETE CONSTRUCTION APPROXIMATELY SEPTEMBER 1, 2022.



# STUDIO MAIN

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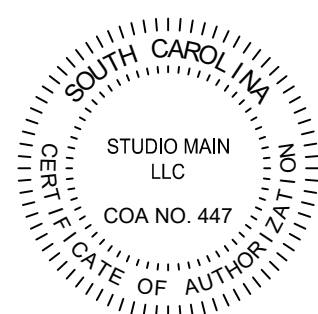
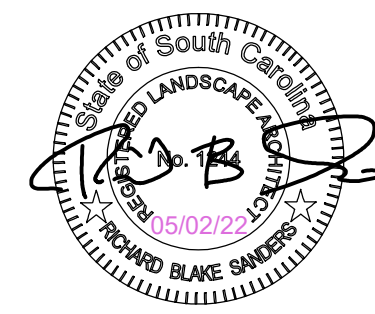


**SPATIAL PLANNING INNOVATIONS, LLC**



## SANCTIFIED HILL PARK

PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA

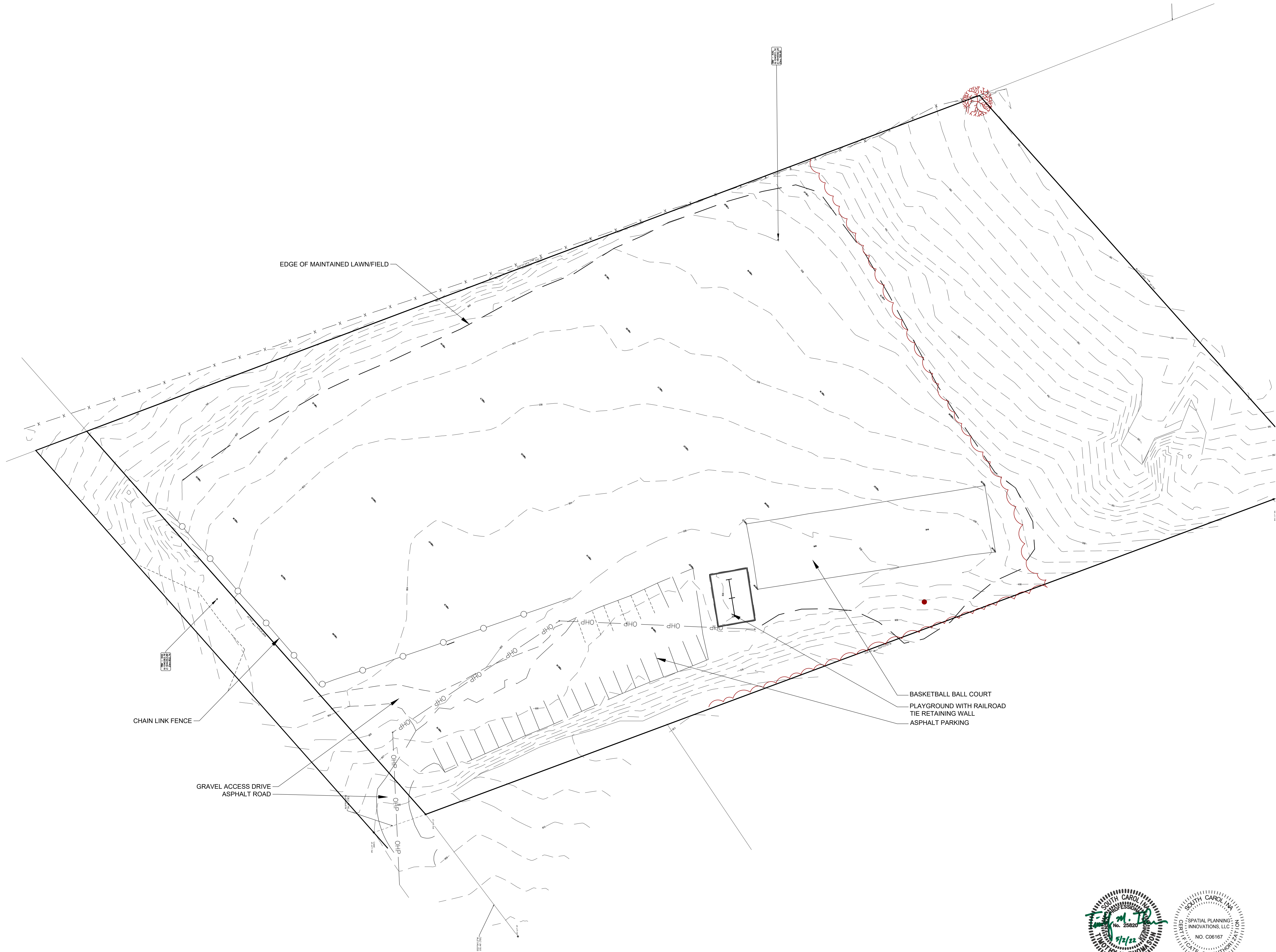


DRAWN BY: BS  
CHECKED BY: BS  
PROJECT: 2021-037  
DATE: 02/21/2022

| NO. | DATE    | REVISION                   | NOTES | BY |
|-----|---------|----------------------------|-------|----|
| 1   | 2.21.22 | 50% OWNER REVIEW           |       | BS |
| 2   | 3.18.22 | 90% OWNER REVIEW           |       | BS |
| 3   | 5.2.22  | ISSUED FOR PERMIT AND BIDS |       | BS |
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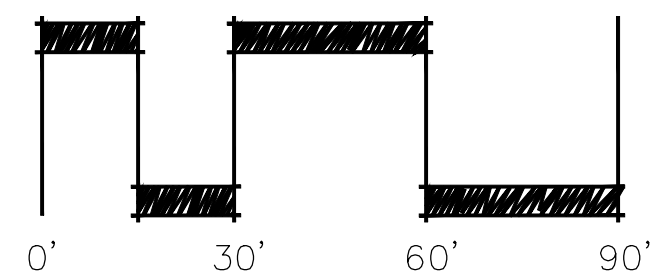
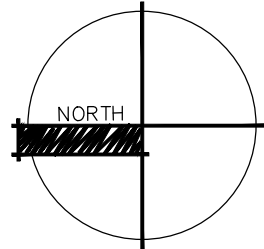
## NOTES





# STUDIO MAIN

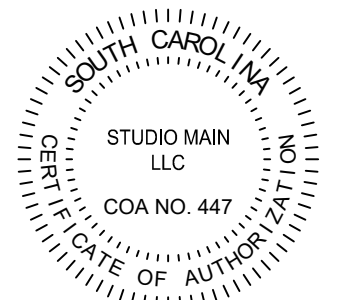
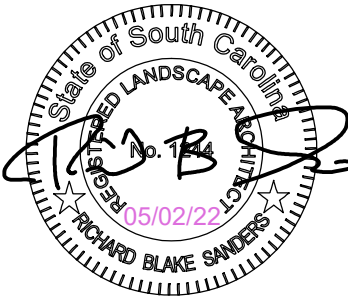
1 Hindman Street | Pelzer, SC 29669  
blake@studiomainllc.com | 864.617.0347



GRAPHIC SCALE: 1"=30'

## SANCTIFIED HILL PARK

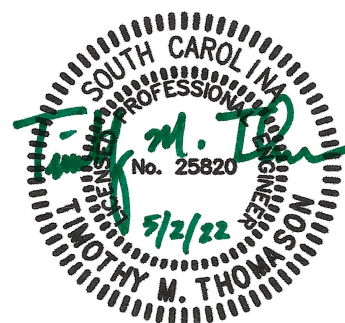
PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA



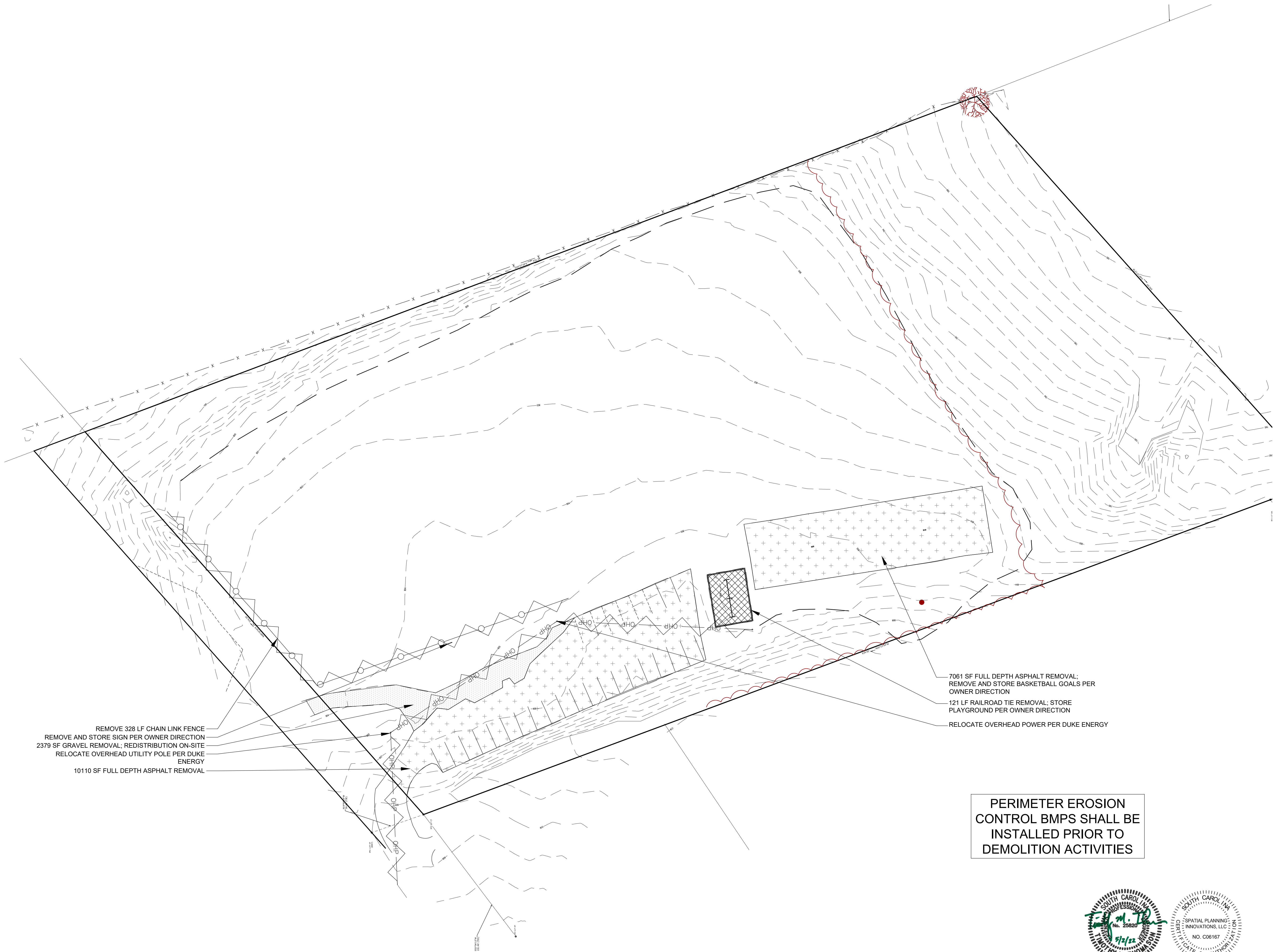
DRAWN BY: BS  
CHECKED BY: BS  
PROJECT: 2021-037  
DATE: 02/21/2022

| NO. | DATE    | REVISION NOTES             | BY |
|-----|---------|----------------------------|----|
| 1   | 2.21.22 | 50% OWNER REVIEW           | BS |
| 2   | 3.18.22 | 90% OWNER REVIEW           | BS |
| 3   | 5.2.22  | ISSUED FOR PERMIT AND BIDS | BS |
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## EXISTING CONDITIONS



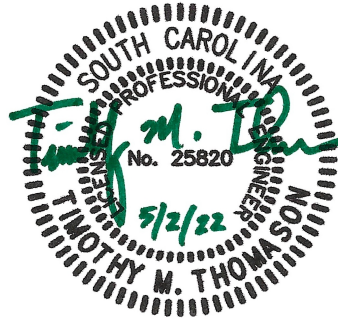




REMOVE 328 LF CHAIN LINK FENCE  
REMOVE AND STORE SIGN PER OWNER DIRECTION  
2379 SF GRAVEL REMOVAL; REDISTRIBUTION ON-SITE  
RELOCATE OVERHEAD UTILITY POLE PER DUKE ENERGY  
10110 SF FULL DEPTH ASPHALT REMOVAL

7061 SF FULL DEPTH ASPHALT REMOVAL;  
REMOVE AND STORE BASKETBALL GOALS PER  
OWNER DIRECTION  
121 LF RAILROAD TIE REMOVAL; STORE  
PLAYGROUND PER OWNER DIRECTION  
RELOCATE OVERHEAD POWER PER DUKE ENERGY

PERIMETER EROSION  
CONTROL BMPS SHALL BE  
INSTALLED PRIOR TO  
DEMOLITION ACTIVITIES

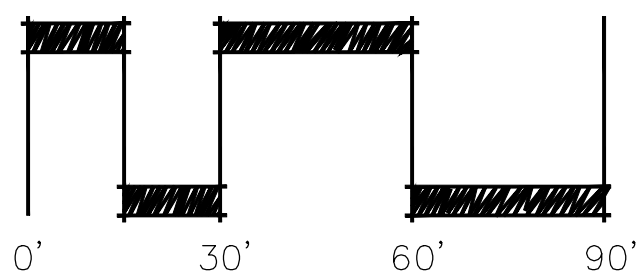
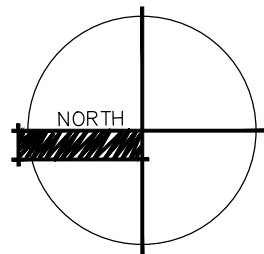


STUDIO  
MAIN

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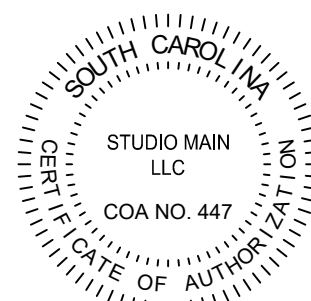
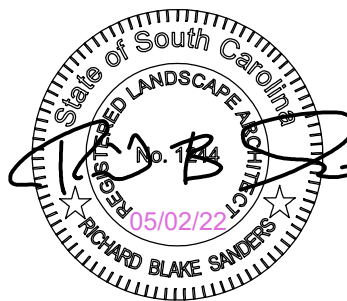
SPATIAL  
PLANNING  
INNOVATIONS, LLC



GRAPHIC SCALE: 1"=30'

SANCTIFIED  
HILL PARK

PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA

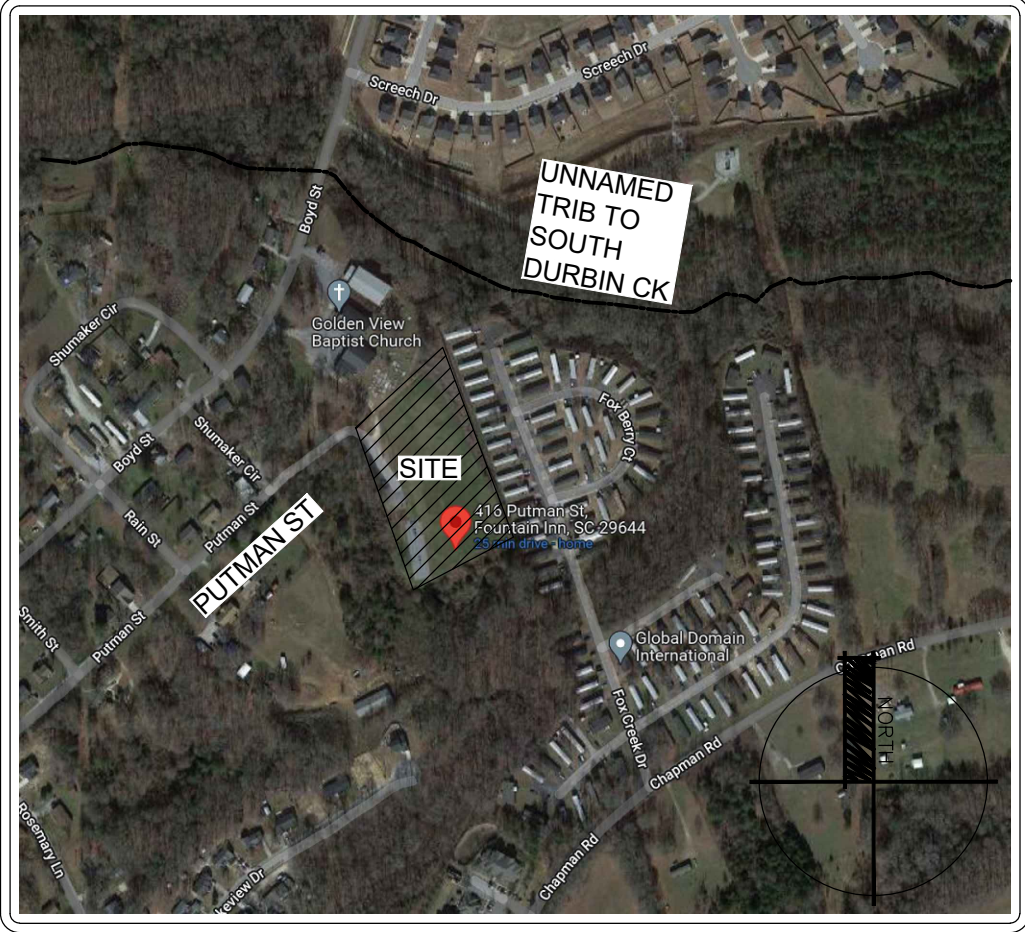


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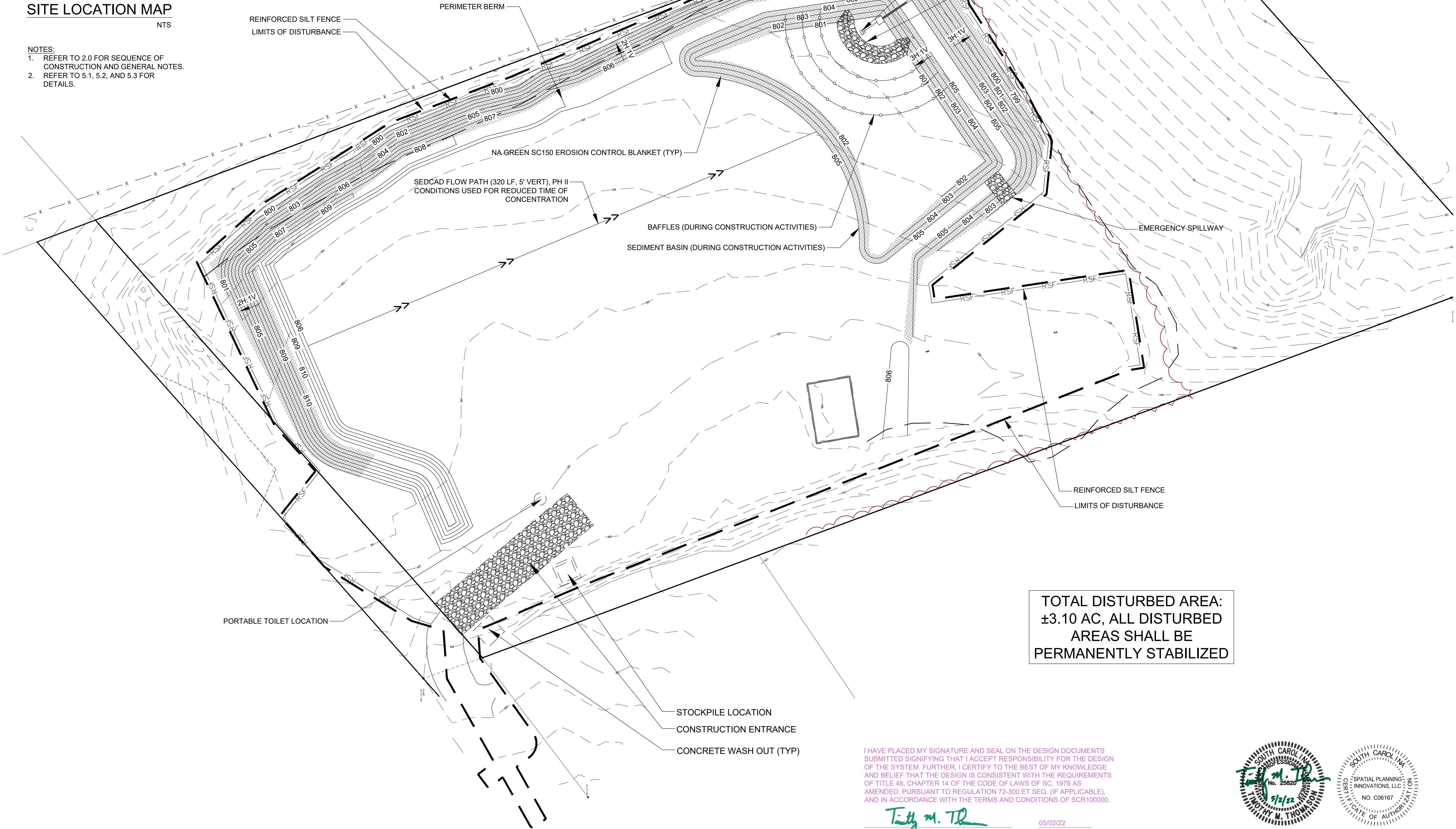
DEMOLITION  
PLAN





SITE LOCATION MAP  
NTS

- NOTES:
1. REFER TO 2.0 FOR SEQUENCE OF CONSTRUCTION AND GENERAL NOTES.
  2. REFER TO 5.1, 5.2, AND 5.3 FOR DETAILS.



TOTAL DISTURBED AREA:  
±3.10 AC, ALL DISTURBED  
AREAS SHALL BE  
PERMANENTLY STABILIZED

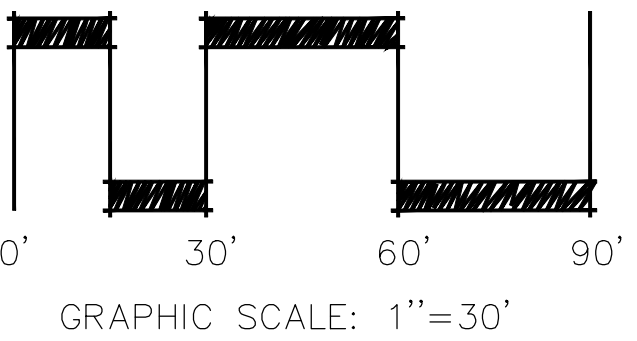
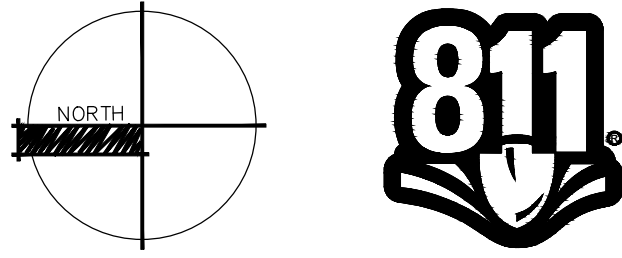
I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

NAME: *T. M. TR* DATE: 05/02/22



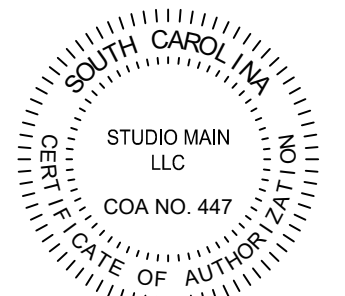
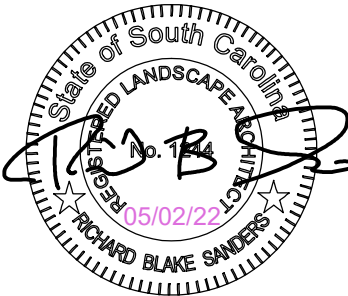
# STUDIO MAIN

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## SANCTIFIED HILL PARK

PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA

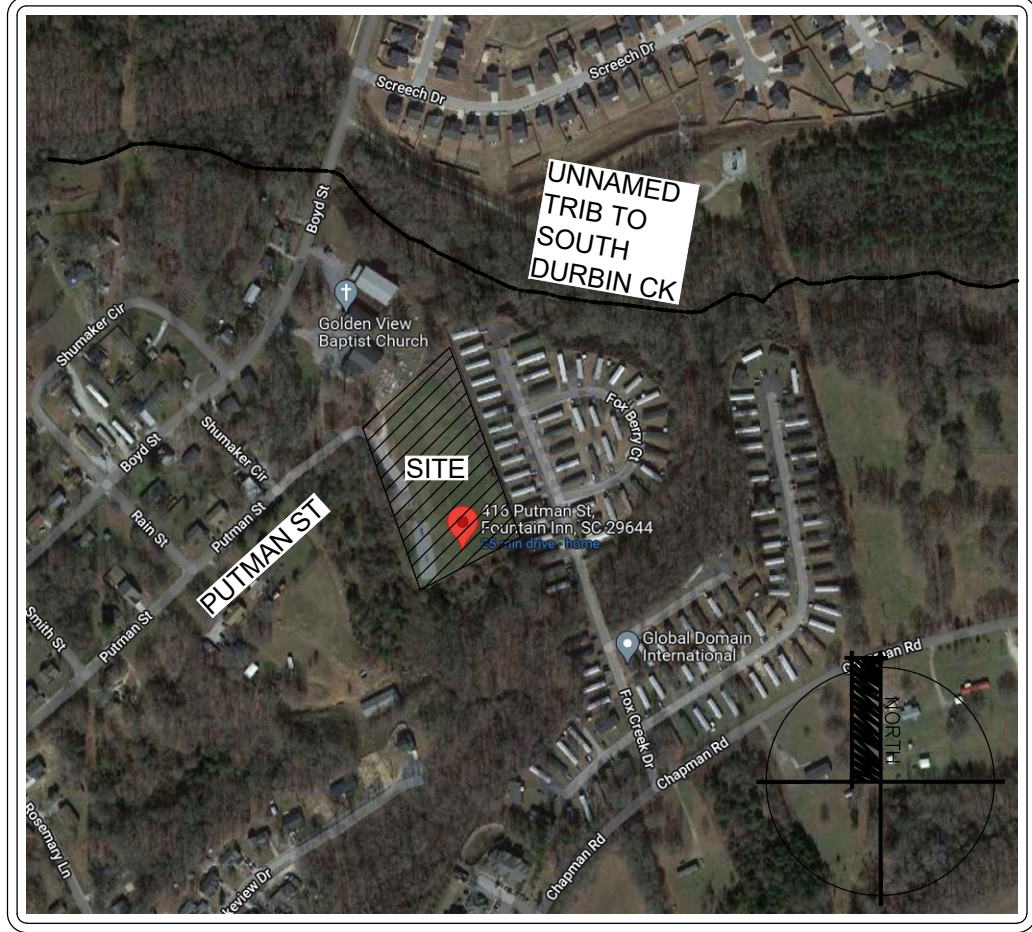


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## INTERMEDIATE EROSION CONTROL





SITE LOCATION MAP  
NTS

- NOTES:
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  2. REFER TO 5.1, 5.2, AND 5.3 FOR DETAILS.

REINFORCED SILT FENCE  
LIMITS OF DISTURBANCE

CONVERT SEDIMENT BASIN TO STORMWATER  
MANAGEMENT BASIN FOLLOWING SITE STABILIZATION

NA GREEN SC150 EROSION CONTROL BLANKET (TYP)

OUTLET PROTECTION

THE GARDEN

REINFORCED SILT FENCE  
LIMITS OF DISTURBANCE

PORTABLE TOILET LOCATION

STOCKPILE LOCATION

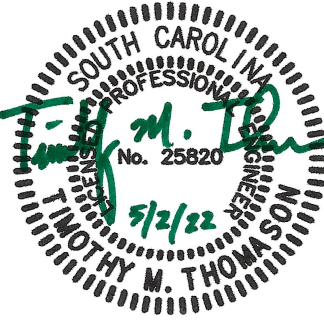
CONSTRUCTION ENTRANCE (ADJUST AS NECESSARY TO  
ACCOMMODATE PROPOSED GRADES)

CONCRETE WASH OUT (TYP)

TOTAL DISTURBED AREA:  
±3.10 AC, ALL DISTURBED  
AREAS SHALL BE  
PERMANENTLY STABILIZED

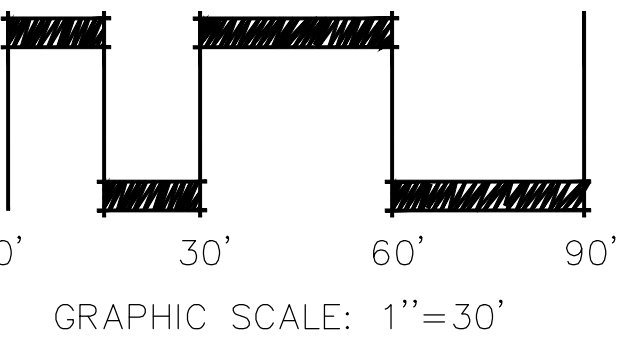
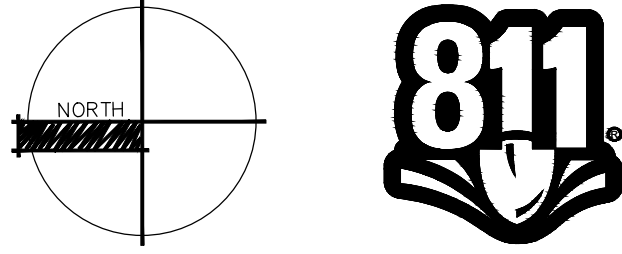
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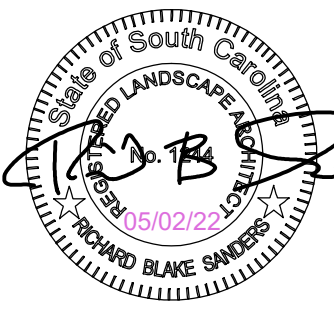
STUDIO  
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SANCTIFIED  
HILL PARK

PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA



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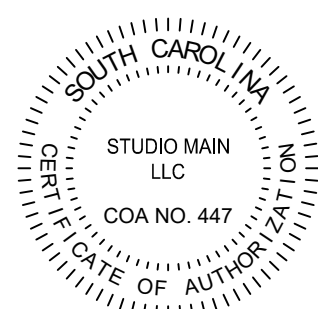
GRADING +  
EROSION  
CONTROL



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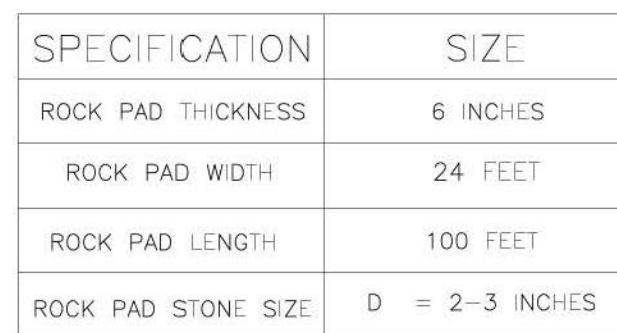
PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA

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## 5.1

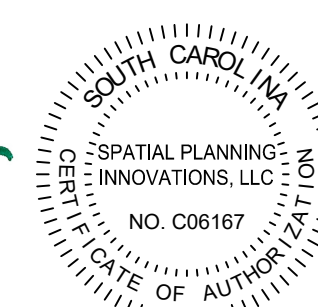


## SILT FENCE



1. Stabilized construction entrances should be used at all points where traffic will egress/ingress a construction site onto a public road or any impervious surfaces, such as parking lots.
2. Install a non-woven geotextile fabric prior to placing any stone.
3. Install a culvert pipe across the entrance when needed to provide positive drainage.
4. The entrance shall consist of 2-inch to 3-inch D50 stone placed at a minimum depth of 6-inches.
5. Minimum dimensions of the entrance shall be 24-feet wide by 100-feet long, and may be modified as necessary to accommodate site constraints.
6. The edges of the entrance shall be tapered out towards the road to prevent tracking at the edge of the entrance.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin or other sediment trapping structure.
8. Limestone may not be used for the stone pad.

1. The key to functional construction entrances is weekly inspections, routine maintenance, and regular sediment removal.
2. Regular inspections of construction entrances shall be conducted on every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation.
3. During regular inspections, check for mud and sediment buildup and pad integrity. Inspection frequencies may need to be more frequent during long periods of wet weather.
4. Reshape the stone pad as necessary for drainage and runoff control.
5. Wash or replace stones as needed and as directed by site inspector. The stone in the entrance should be washed or replaced whenever the entrance fails to reduce the amount of mud being carried off-site by vehicles. Frequent washing will extend the useful life of stone pad.
6. Immediately remove mud and sediment tracked or washed onto adjacent impervious surfaces by brushing or sweeping. Flushing should only be used when the water can be discharged to a sediment trap or basin.
7. During maintenance activities, any broken pavement should be repaired immediately.
8. Construction entrances should be removed after the site has reached final stabilization. Permanent vegetation should replace areas from which construction entrances have been removed. Unless otherwise specified, entrances should be removed to a surface to serve post-construction.

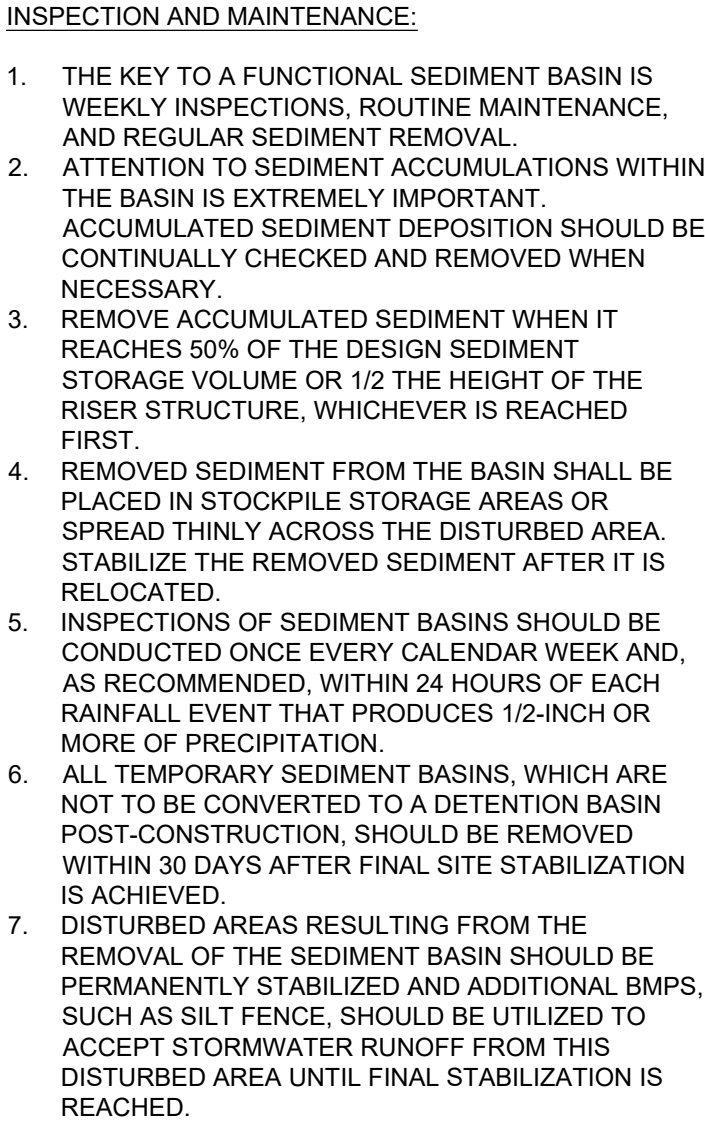


CONSTRUCTION ENTRANCE  
STANDARD DRAWING NO. SC-06 PAGE 2 of 2  
GENERAL NOTES FEBRUARY 2014  
DATE

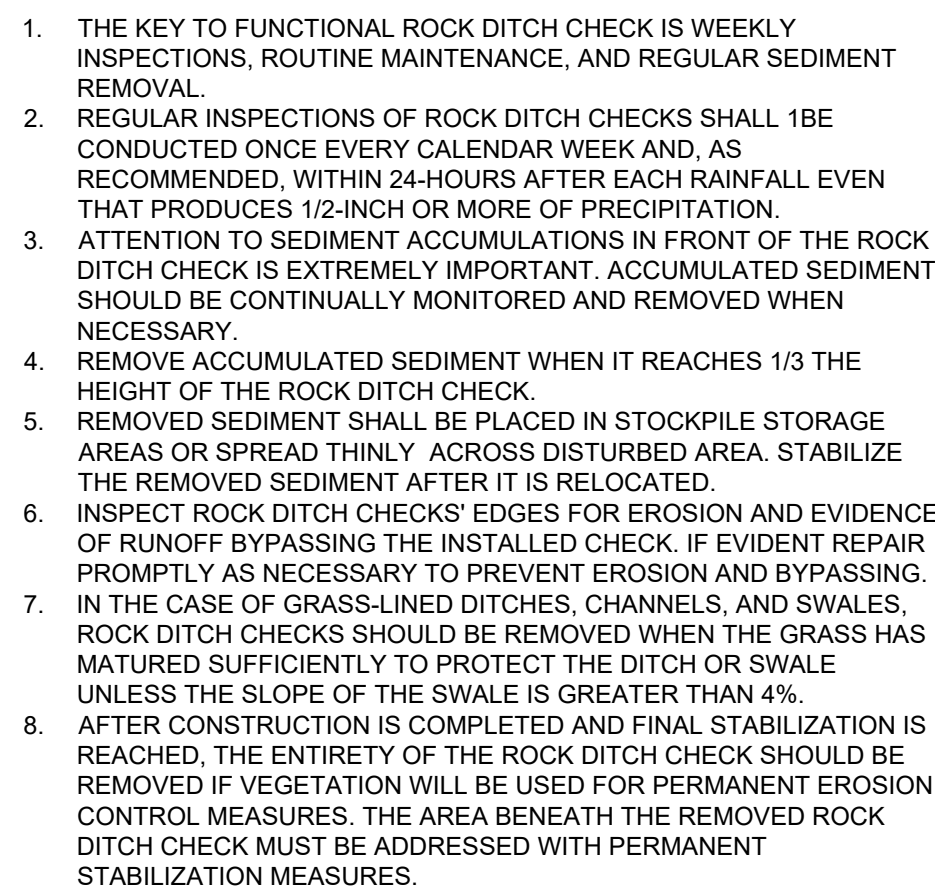
|   |                  |
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| 2 | CONCRETE WASHOUT |
|---|------------------|

|   |                   |
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| 3 | CONSTRUCTION EXIT |
|---|-------------------|

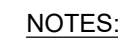




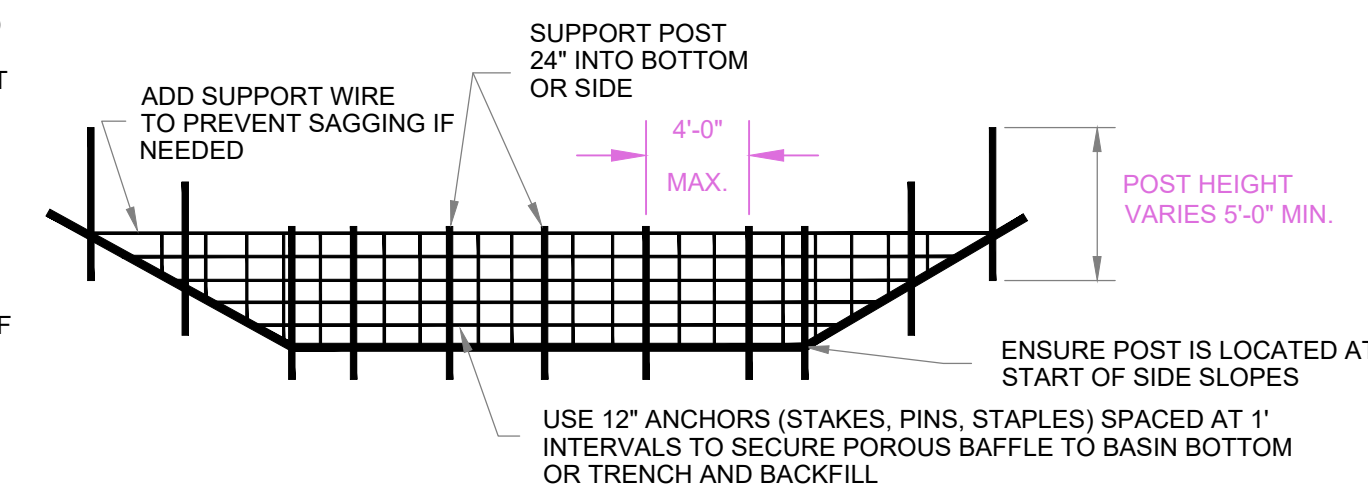
## INSPECTION AND MAINTENANCE



SECTION A-A

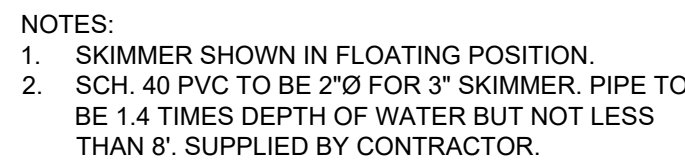


1. BAFFLE MATERIAL SHOULD BE SECURED AT THE BOTTOM AND SIDES USING STAPLES OR BY TRENCING AS FOR SILT FENCE.
2. MOST OF THE SEDIMENT WILL ACCUMULATE IN THE 1ST BAY, AND SHOULD BE READILY ACCESSIBLE FOR MAINTENANCE.
3. BAFFLE SHALE BE 700 G/M<sup>2</sup> COIR MESH BLANKET.
4. PROVIDE 3 ROWS OF BAFFLES EVENLY SPACED (1/4 BASIN LENGTH/3 ROWS) IN BASIN (LESS THAN 25 FEET IN LENGTH).
5. TOPS OF BAFFLES SHOULD BE 2 INCHES LOWER THAN THE TOP OF THE BERMS.
6. TWO ROWS OF ARMS SHOULD BE USED. ATTACH POROUS MATERIAL ON UPSTREAM SIDE OF STEEL POST WITH HEAVY DUTY PLASTIC OR WIRE TIES. BAFFLES SHOULD BE PLACED TO PREVENT OR TEARING OF BAFFLE MATERIAL.



## SECTION B-B

### 3 POROUS BAFFLES



## MAINTENANCE (FROM MANUFACTURER)

1. TRASH: IF THE INLET SCREEN CLOGS AND THERE IS WATER IN THE BASIN, TUGGING ON THE ROPE SEVERAL TIMES WILL USUALLY WASH THE TRASH OFF AND RESTORE FLOW. IF NOT, PULL THE INLET TO THE SIDE OF THE BASIN AND USE A STICK TO CLEAN THE SCREEN. OPEN THE SCREEN DOOR AND REMOVE ANY TRASH OR SEDIMENT INSIDE SO GRASS OR TREES DO NOT GROW IN THE INLET. (YES, THIS CAN HAPPEN!)
2. SEDIMENT ACCUMULATES AROUND THE SKIMMER AS SMALL, LIGHTLY BROWN, USING BAFFLE AND INFLOW IN THE BASIN AT THE OPPOSITE END FROM THE OUTLET HELP KEEP SEDIMENT AWAY FROM THE SKIMMER. IF SEDIMENT RESTRICTS SKIMMER MOVEMENT, PULL THE SKIMMER TO ONE SIDE AND EXCAVATE UNDER IT.
3. ICE: TRY TO KEEP ICE BROKEN UP AT THE INLET AND AROUND THE BARREL TO KEEP WATER FLOWING, MAKING IT LESS LIKELY THE INLET WILL FREEZE. SPRAY PAINTING THE FLOOR BLACK TO ABSORB HEAT IS RECOMMENDED. USE PAINT THAT WILL STICK TO PVC PLUMBER.
4. HANDLING THE SKIMMER: THE SKIMMER IS MADE OF PLASTIC AND WILL WITHSTAND HEAT, COLD AND SUNLIGHT BUT IT NEEDS TO BE HANDLED BY HAND, NOT GRABBED WITH A BACKHOE BUCKET AND YANKED AROUND, ESPECIALLY IN COLD WEATHER. TO REMOVE THE SKIMMER, DISCONNECT THE HOSE FIRST, THEN DISCONNECT THE BARREL FROM THE INLET EXTENSION. DO NOT TRY TO PULL THE SKIMMER LOOSE WITH A BACKHOE.
5. VANDALS: KEEP UNAUTHORIZED PERSONS THAT MAY DO DAMAGE OFF THE SITE. DO NOT PROVIDE ROCKS CLOSE TO THE SKIMMER IF POSSIBLE. IF POSSIBLE, TAKING OTHER CONSIDERATIONS INTO ACCOUNT, POSITION THE SKIMMER OUT IN THE BASIN AWAY FROM THE BANKS TO DECREASE THE POTENTIAL FOR A SUCCESSFUL HIT.

Diagram illustrating the proposed outlet structure and associated water levels and discharge rates.

**Structure Details:**

- EMERGENCY SPILLWAY CHANNEL 10'-0" BOTTOM WIDTH ELEV. 804.75
- RIP-RAP ( $D_{50} = 8"$ )
- WATER LEVEL 100YR.: 804.07
- WATER LEVEL 25YR.: 803.61
- TRASH RACK W/ANTI-VORTEX PLATE
- 4"x4" CONCRETE RISER TOP ELEV. 804.25
- 12" WEIR INV. 803.50
- 1.25" ORIFICE INV. 800.00
- WATER LEVEL 2YR.: 802.18
- WATER LEVEL 10YR.: 803.13
- EXISTING GRADE
- SLOPE TO OUTLET STRUCT.

**Discharge and Velocity Data:**

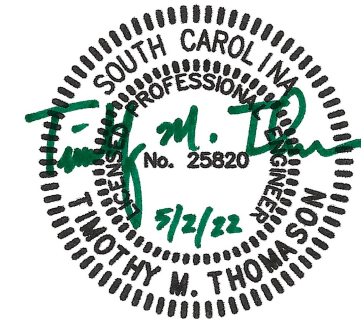
- $Q(10YR, 25YR) = 0.00$  CFS
- $Q(100YR) = 0.00$  CFS
- $Q(10 YR) = 0.07$  CFS
- $V(10YR) = 2.87$  FPS

**NOTES:**

- SEDIMENT SITE VEG. BASIN BC STABILIZ.

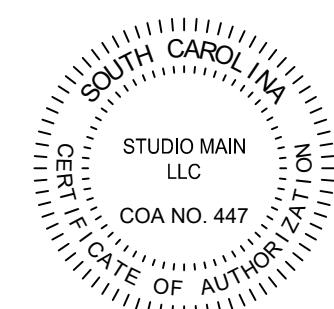
- NOTES:

1. SEDIMENT CLEAN OUT IS REQUIRED UNTIL SITE VEGETATION IS ESTABLISHED. SEED BASIN BOTTOM AFTER SITE VEGETATION STABILIZATION.



INSPECTION AND MAINTENANCE:

1. THE KEY TO FUNCTIONAL POROUS BAFFLES IS WEEKLY INSPECTION, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.
2. REGULAR INSPECTIONS OF POROUS BAFFLES SHALL BE CONDUCTED ONCE EVERY CALENDAR WEEK AND, AS RECOMMENDED, WITHIN 24-HOURS AFTER EACH RAINFALL EVENT THAT PRODUCES 1/2-INCH OR MORE OF PRECIPITATION.
3. ATTENTION TO SEDIMENT ACCUMULATIONS ALONG EACH ROW OF BAFFLES IS EXTREMELY IMPORTANT. ACCUMULATED SEDIMENT SHOULD BE CONTINUALLY MONITORED AND REMOVED WHEN NECESSARY.
4. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1/3 THE HEIGHT OF THE BAFFLE ROW OR WHEN IT REACHES THE CLEAN-OUT HEIGHT OF THE SEDIMENT BASIN OR TRAP, WHICHEVER IS REACHED FIRST.
5. REMOVED SEDIMENT SHALL BE PLACED IN STOCKPILE STORAGE AREAS OR SPREAD THINLY ACROSS DISTURBED AREA. STABILIZE THE REMOVED SEDIMENT AFTER IT IS RELOCATED.
6. CHECK FOR AREAS WHERE STORMWATER RUNOFF HAS ERODED A CHANNEL BENEATH EACH ROW OF BAFFLES, OR WHERE THE BAFFLE HAS SAGGED OR COMBINED DUE TO RUNOFF OVERTOPPING THE BAFFLE.
7. CHECK FOR TEARS/RIPS WITHIN THE BAFFLES, AREAS WHERE THE BAFFLE HAS BEGUN TO DECOMPOSE, AND FOR ANY OTHER CIRCUMSTANCES THAT MAY RENDER THE BAFFLE INEFFECTIVE. REMOVED DAMAGED BAFFLES AND REINSTALL NEW BAFFLES IMMEDIATELY.
8. POROUS BAFFLES SHOULD BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED AND BEFORE IT IS REMOVED. THE RESULTING DISTURBED AREA SHALL BE PERMANENTLY STABILIZED.

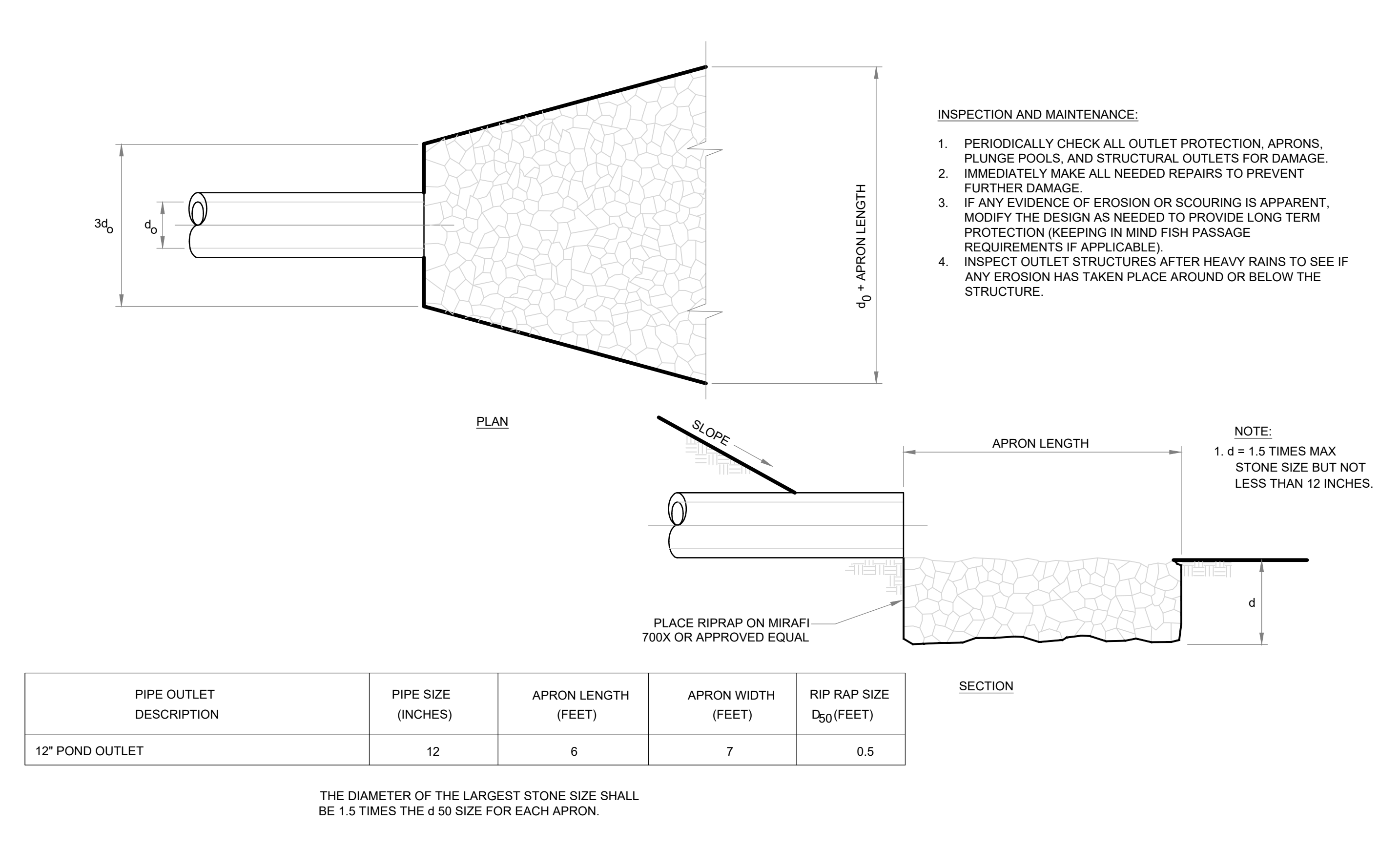


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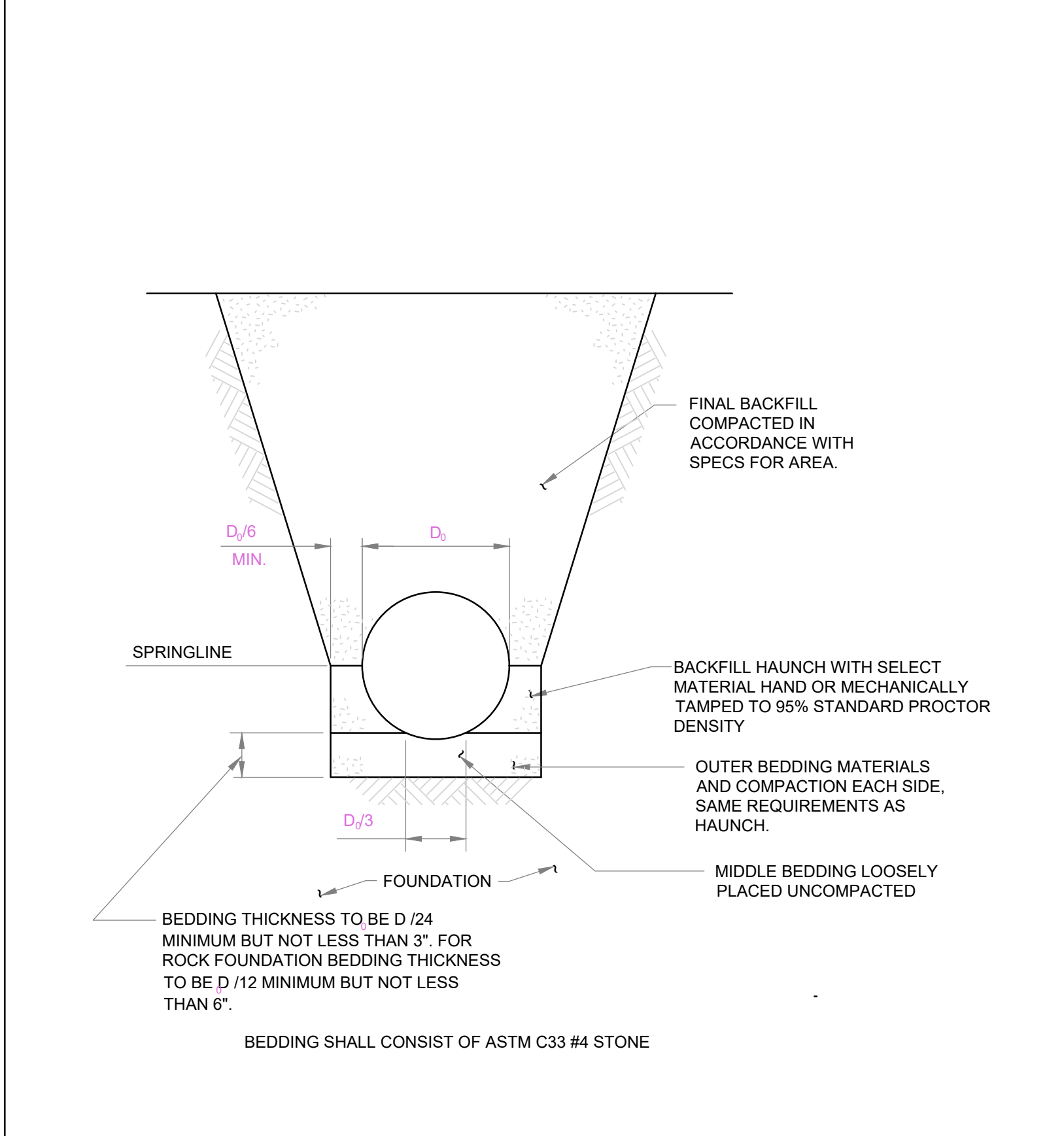
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## GRADING DETAILS

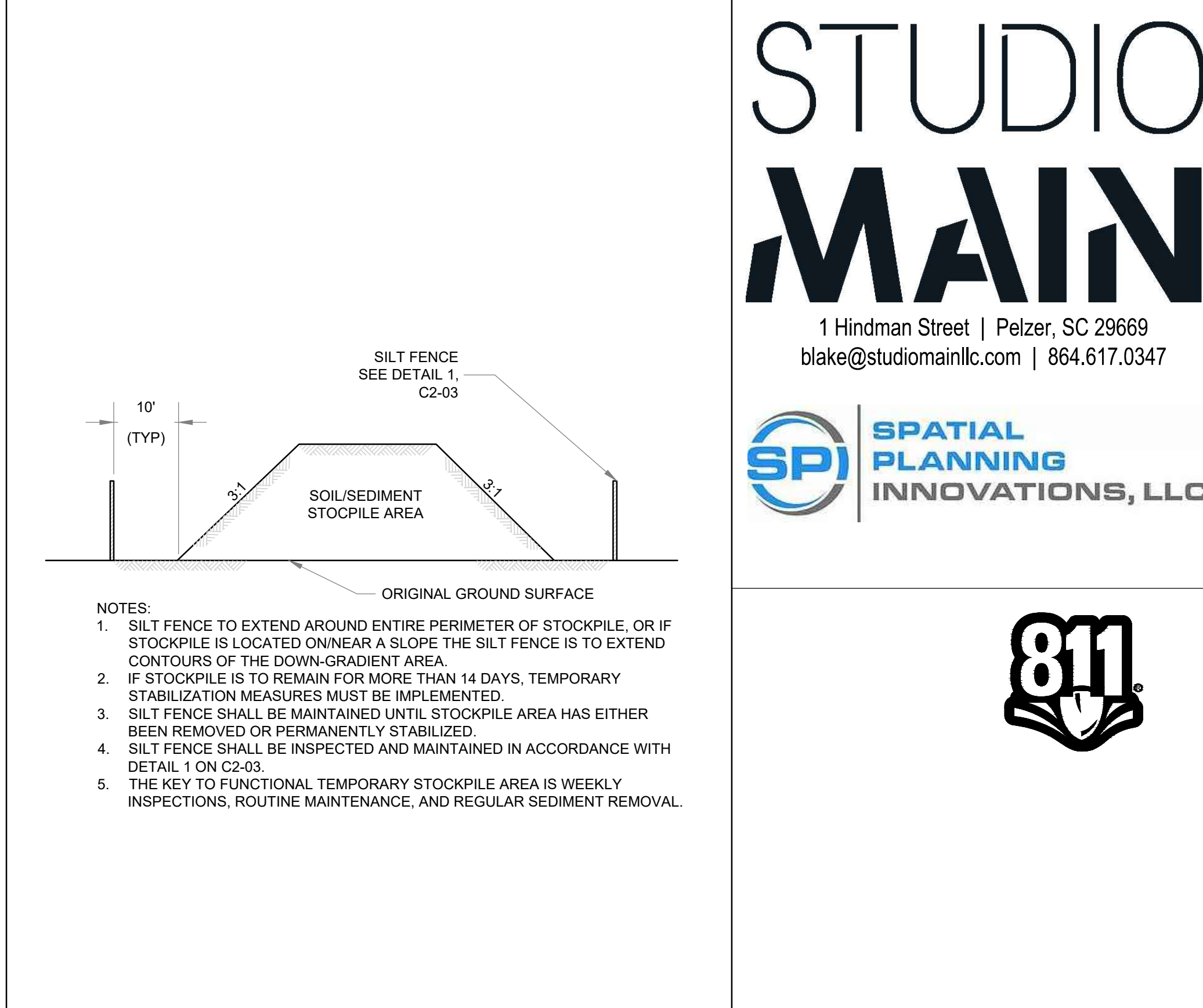




1 OUTLET PROTECTION



2 RIGID PIPE BEDDING



3 TOPSOIL STOCKPILE

SLOPE INSTALLATION

NORTH AMERICAN GREEN

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CHANNEL INSTALLATION

NORTH AMERICAN GREEN

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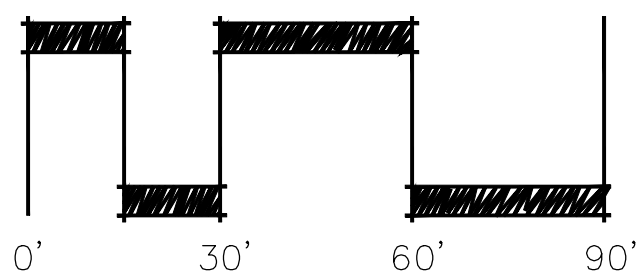
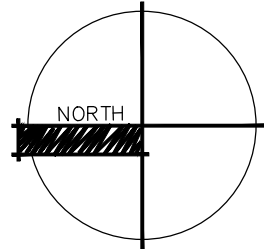
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STUDIO  
MAIN

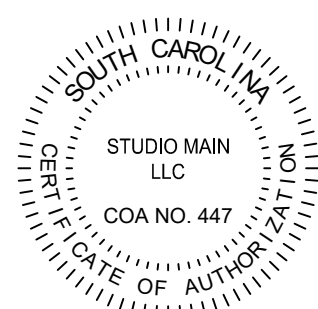
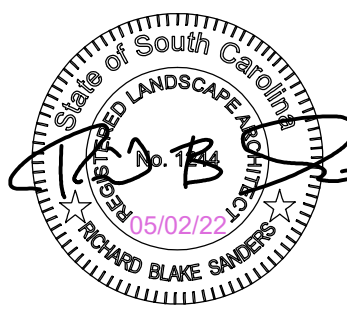
1 Hindman Street | Pelzer, SC 29669  
blake@studiomainllc.com | 864.617.0347



GRAPHIC SCALE: 1"=30'

SANCTIFIED  
HILL PARK

PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA

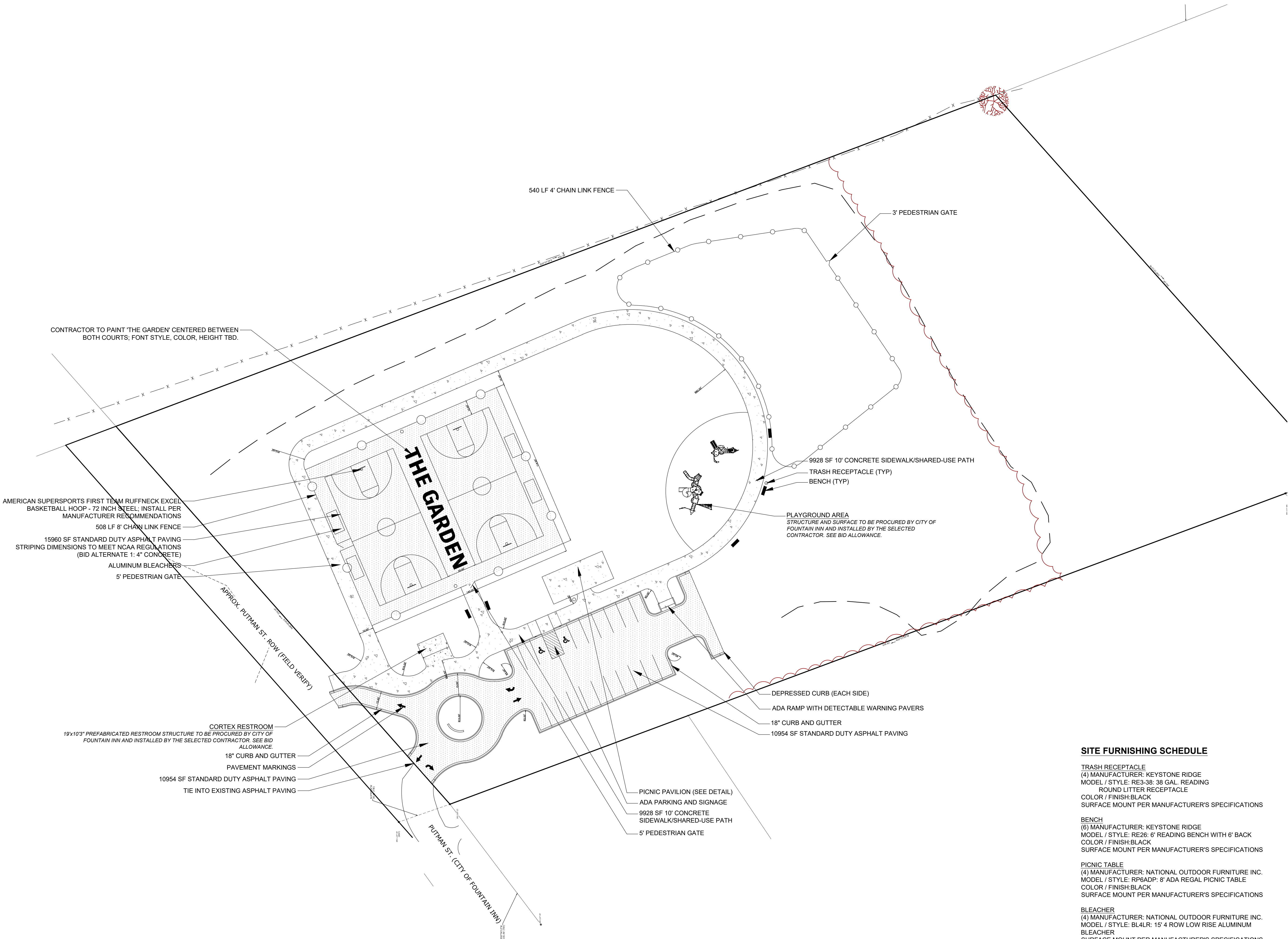


DRAWN BY: BS  
CHECKED BY: BS  
PROJECT: 2021-037  
DATE: 02/21/2022

| NO. | DATE    | REVISION NOTES             | BY |
|-----|---------|----------------------------|----|
| 1   | 2.21.22 | 50% OWNER REVIEW           | BS |
| 2   | 3.18.22 | 90% OWNER REVIEW           | BS |
| 3   | 5.2.22  | ISSUED FOR PERMIT AND BIDS | BS |
|     |         |                            |    |
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SITE LAYOUT  
PLAN

6.0



SITE FURNISHING SCHEDULE

- TRASH RECEPTACLE  
(4) MANUFACTURER: KEYSTONE RIDGE  
MODEL / STYLE: RE3-38: 38 GAL. READING  
ROUND LITTER RECEPTACLE  
COLOR / FINISH:BLACK  
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- BENCH  
(6) MANUFACTURER: KEYSTONE RIDGE  
MODEL / STYLE: RE26: 6' READING BENCH WITH 6' BACK  
COLOR / FINISH:BLACK  
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- PICNIC TABLE  
(4) MANUFACTURER: NATIONAL OUTDOOR FURNITURE INC.  
MODEL / STYLE: RP6ADP: 8' ADA REGAL PICNIC TABLE  
COLOR / FINISH:BLACK  
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- BLEACHER  
(4) MANUFACTURER: NATIONAL OUTDOOR FURNITURE INC.  
MODEL / STYLE: BL4LR: 15' 4 ROW LOW RISE ALUMINUM  
BLEACHER  
SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS



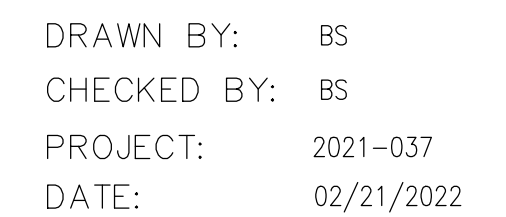




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PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA



## SITE DETAILS

6.2

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- A diagram of a simple truss structure. It consists of two vertical members (columns) supporting a horizontal member (beam). The roof is formed by two inclined members meeting at a peak. The entire structure is supported by a horizontal base line.

|   |                         |
|---|-------------------------|
| 2 | STRUCTURAL FRAMING PLAN |
|---|-------------------------|

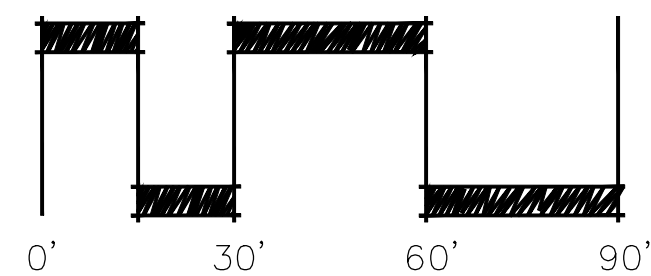
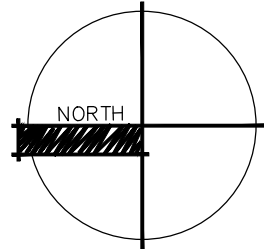
- FOR PROPER FIELD INSTALLATION OF THE BUILDING IT IS RECOMMENDED THAT ELECTRIC WIRING, IF REQUIRED, BE RUN THROUGH THE STRUCTURAL MEMBERS BEFORE THE BUILDING IS ERECTED.

|   |                    |
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| 4 | MANUFACTURER NOTES |
|---|--------------------|



# STUDIO MAIN

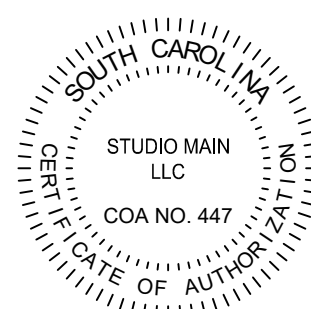
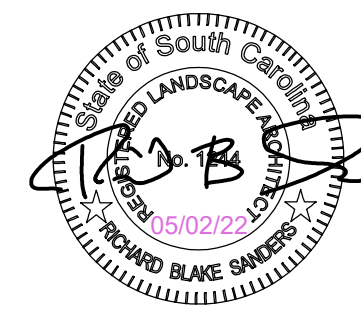
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GRAPHIC SCALE: 1"=30'

## SANCTIFIED HILL PARK

PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA

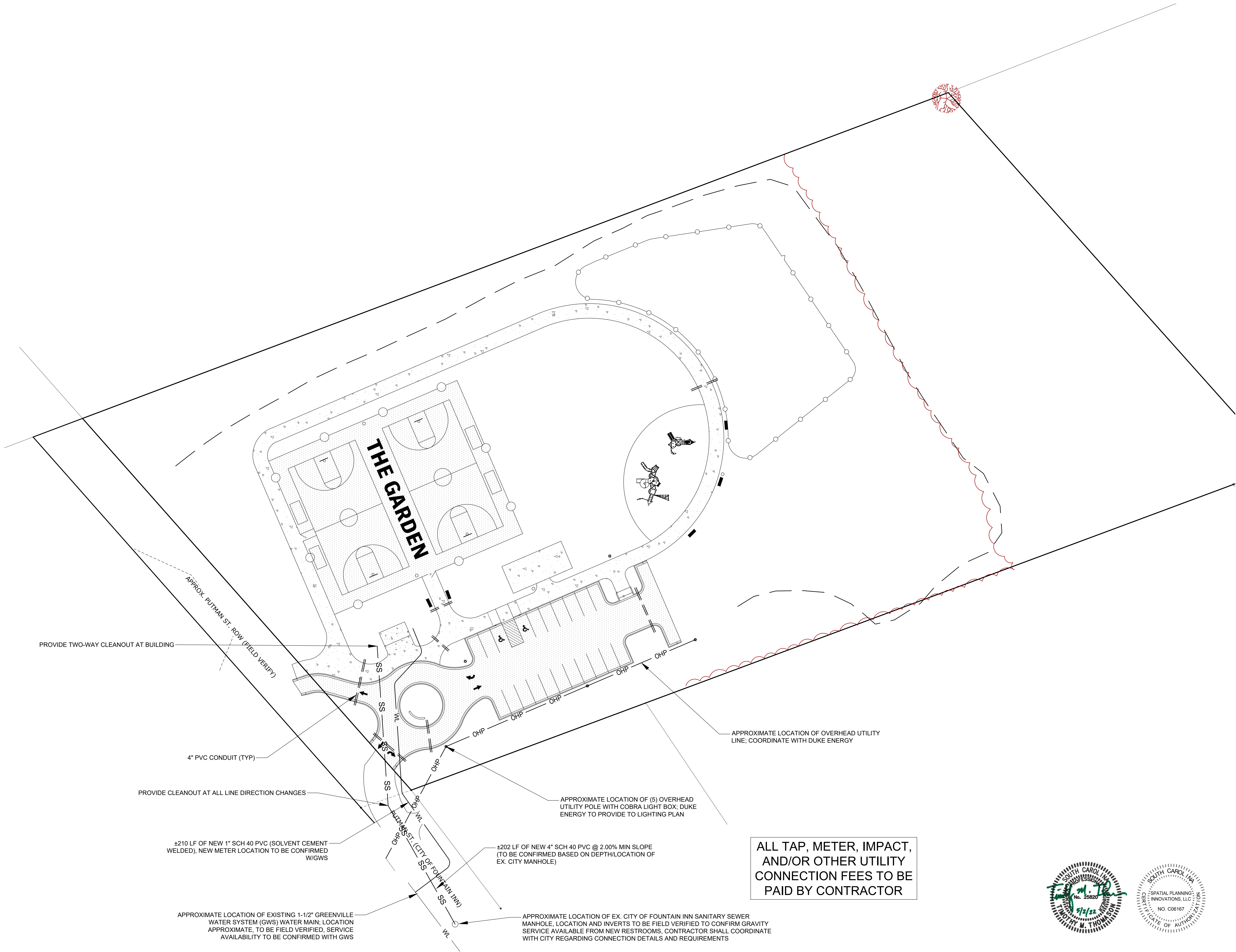


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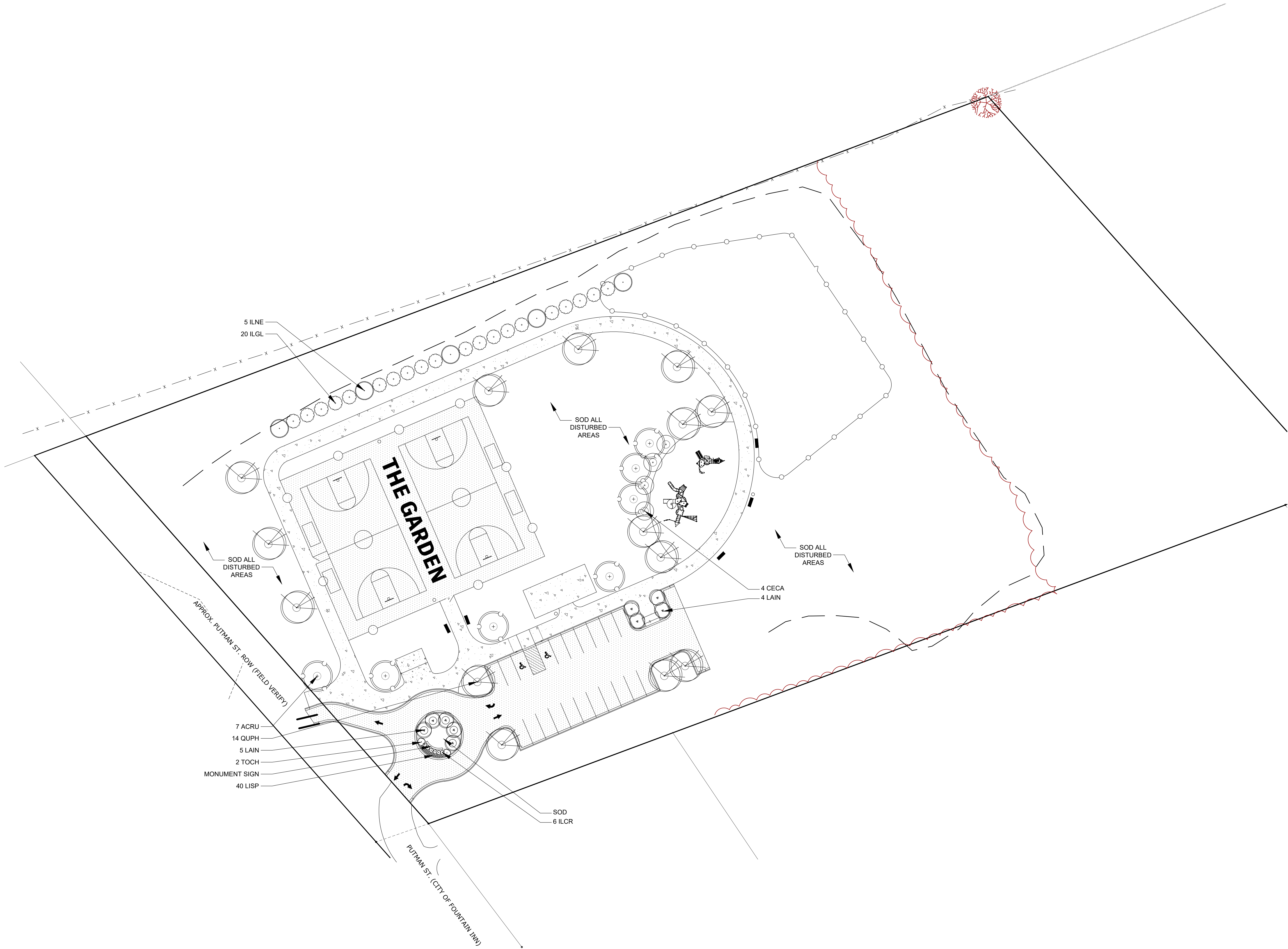
## UTILITY PLAN

7.0



ALL TAP, METER, IMPACT,  
AND/OR OTHER UTILITY  
CONNECTION FEES TO BE  
PAID BY CONTRACTOR

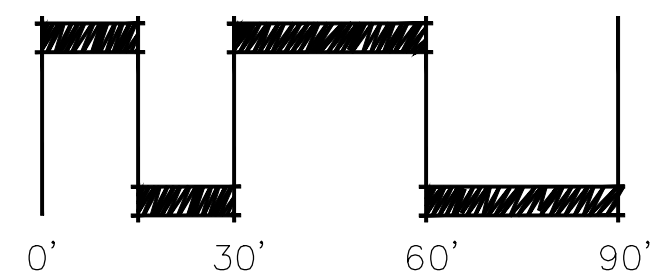
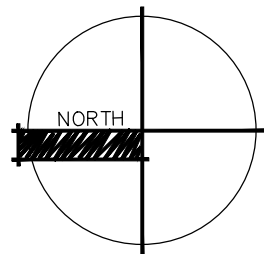




NOTE: CONTRACTOR TO INSTALL BERMUDA SOD ON ALL  
DISTURBED AREAS NOT COVERED BY LANDSCAPE OR HARDSCAPE

# STUDIO MAIN

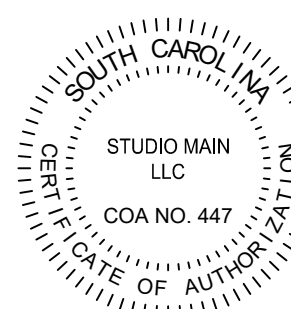
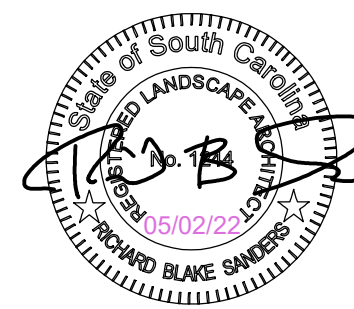
1 Hindman Street | Pelzer, SC 29669  
blake@studiomainllc.com | 864.617.0347



GRAPHIC SCALE: 1"=30'

## SANCTIFIED HILL PARK

PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA



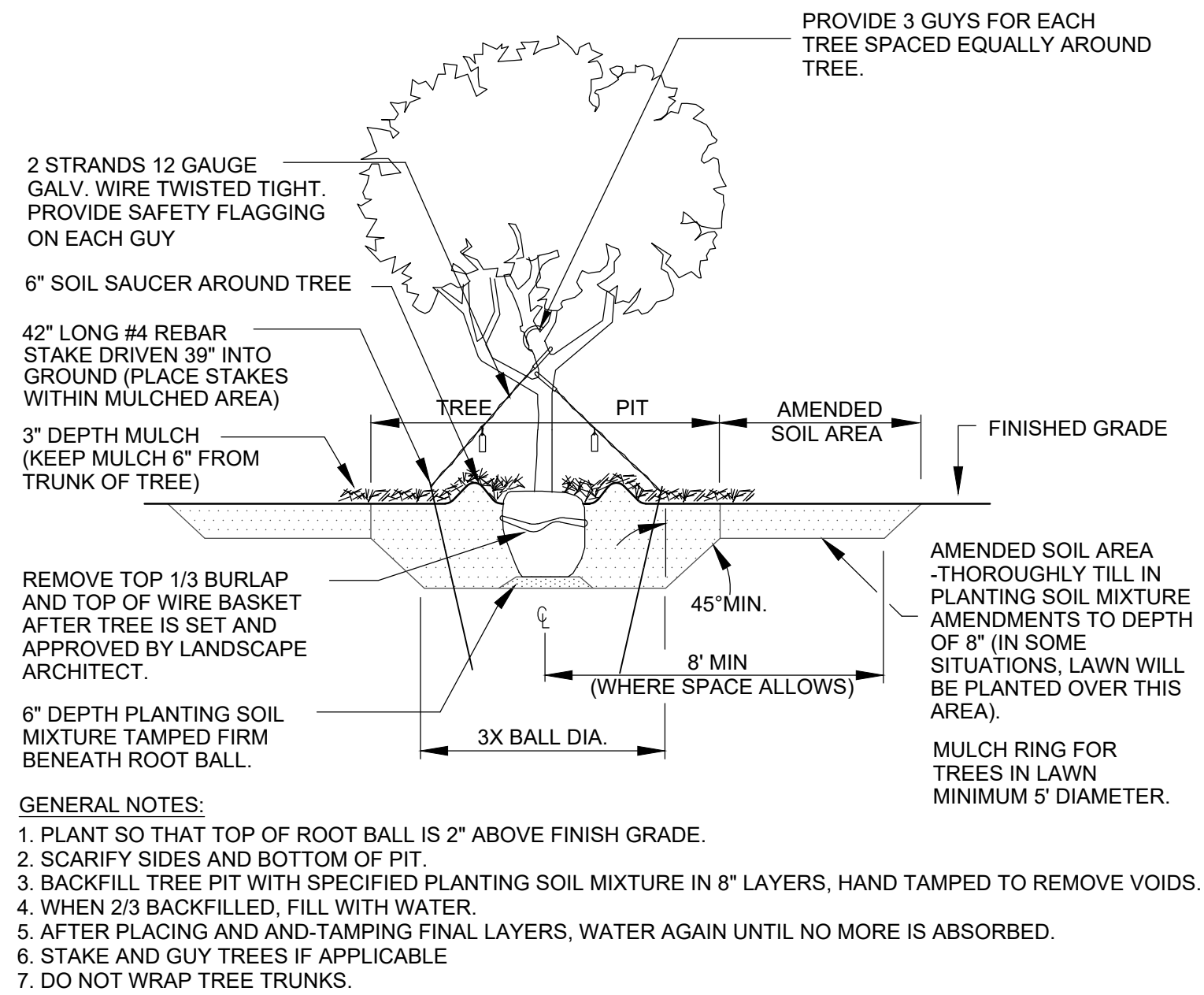
DRAWN BY: BS  
CHECKED BY: BS  
PROJECT: 2021-037  
DATE: 02/21/2022

| NO. | DATE    | REVISION NOTES             | BY |
|-----|---------|----------------------------|----|
| 1   | 2.21.22 | 50% OWNER REVIEW           | BS |
| 2   | 3.18.22 | 90% OWNER REVIEW           | BS |
| 3   | 5.2.22  | ISSUED FOR PERMIT AND BIDS | BS |
|     |         |                            |    |
|     |         |                            |    |
|     |         |                            |    |
|     |         |                            |    |
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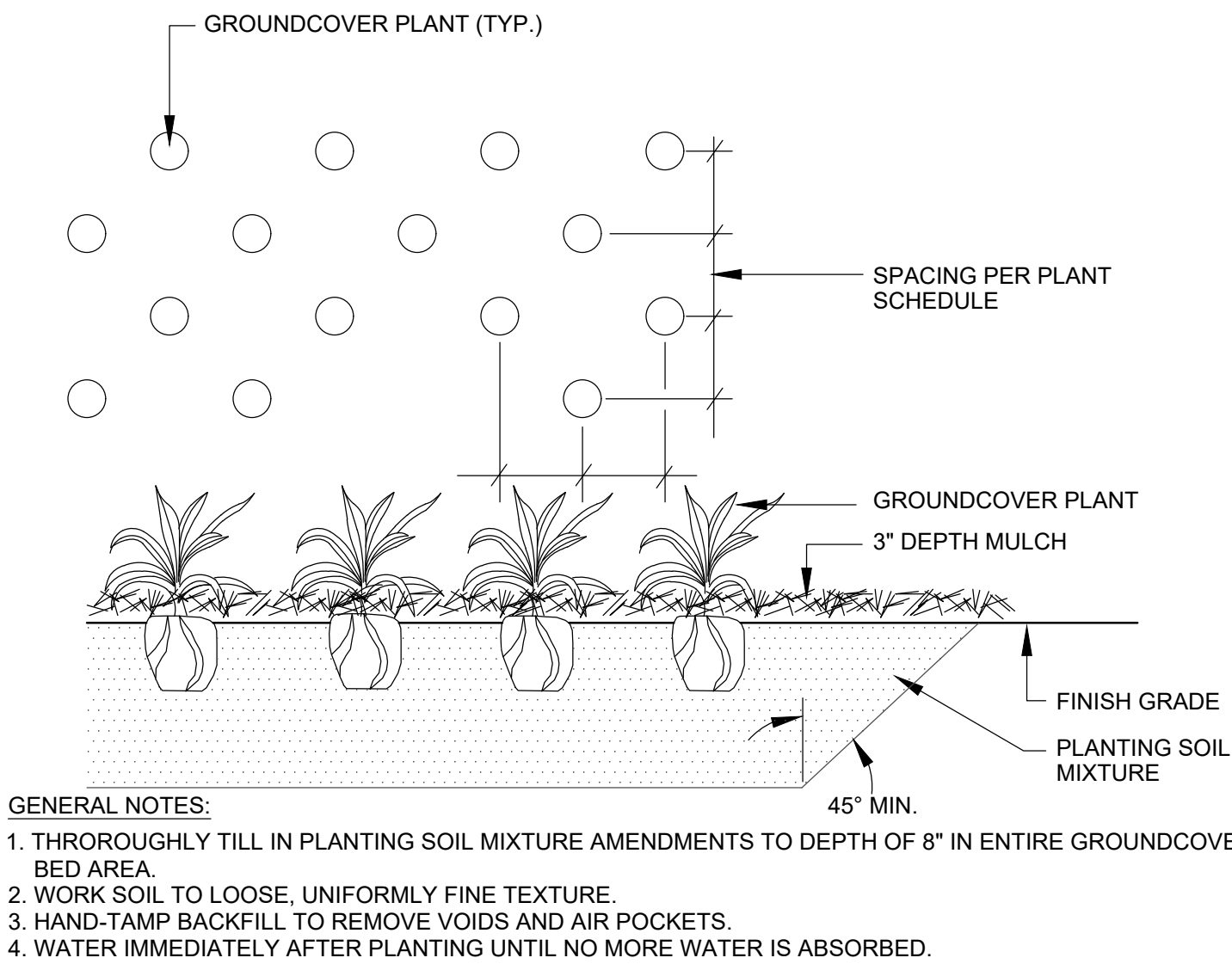
## LANDSCAPE PLAN

8.0

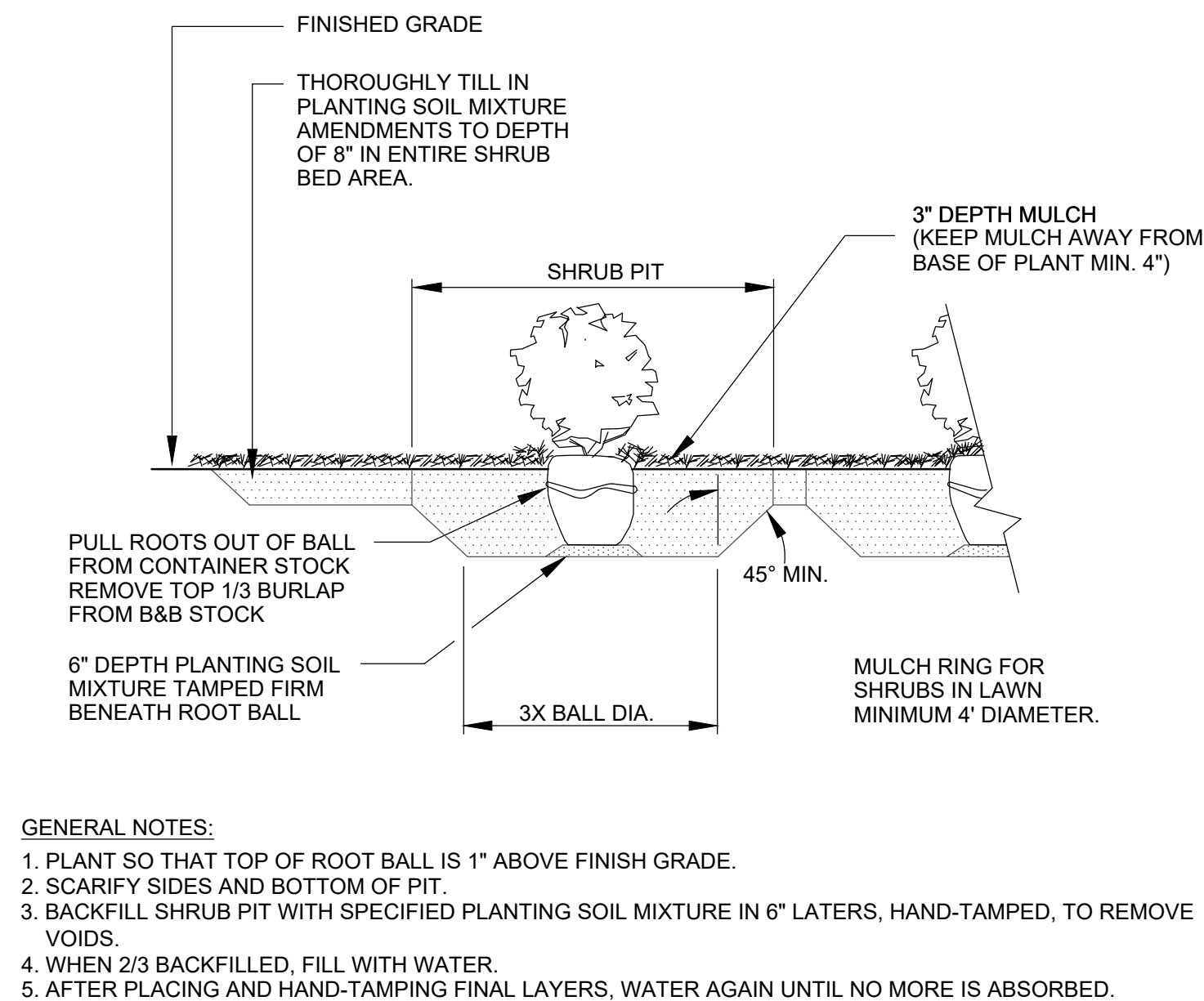




## 1 TYPICAL TREE PLANTING



## 2 GROUNDCOVER PLANTING



### 3 TYPICAL SHRUB PLANTING

## PLANT SCHEDULE

[illegible]

## LANDSCAPE NOTES

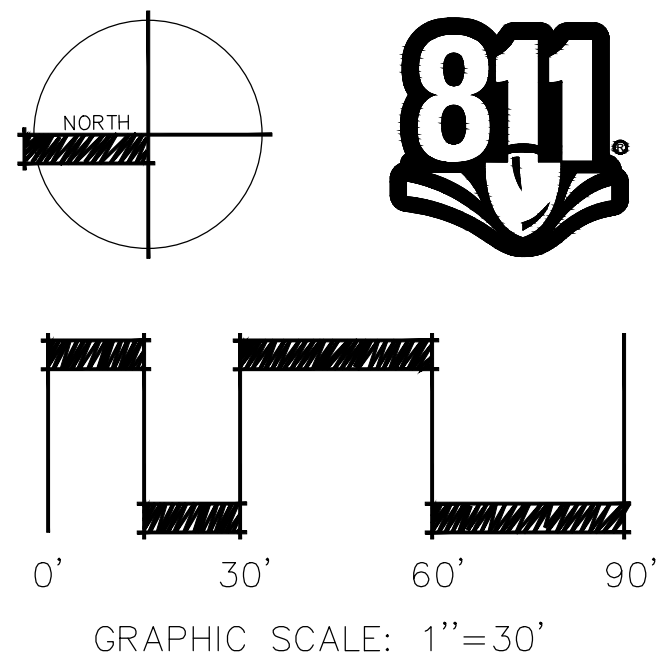
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
3. THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
5. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
6. LANDSCAPE ARCHITECT TO INSPECT QUALITY OF PLANT MATERIAL UPON ARRIVAL AT JOB SITE AND LAYOUT OF HARDSCAPE ELEMENTS AND PLANT MATERIAL PRIOR TO INSTALLATION.
7. DOUBLE SHREDDED HARDWOOD MULCH TO BE INSTALLED TO A MINIMUM 3" THICKNESS. MULCH ALL DISTURBED AREAS NOT COVERED BY PAVEMENT, SODDING OR SEEDING. SEE PLAN FOR OTHER MULCH MATERIALS REQUIRED.
8. THIS PLAN IS SCHEMATIC AND, DUE TO THE NATURE OF CONSTRUCTION, SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT THIS PLAN.
9. CONTRACTOR TO INSTALL PROPER DRAINAGE MEASURES (SWALE, YARD INLETS) TO ENSURE THAT THERE IS NO STANDING WATER OR SATURATED SOILS.
10. CONTRACTOR TO PROVIDE AND INSTALL A FULLY CONTROLLED AUTOMATIC IRRIGATION SYSTEM FOR ALL LANDSCAPE AREAS IDENTIFIED ON THIS DRAWING. PROVIDE HEAD-TO-HEAD EVEN PRECIPITATION RATE COVERAGE. PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW. PROVIDE THE MINIMUM FOLLOWING:
  - A. INSTALL ALL AS RECOMMENDED BY THE MANUFACTURER.
  - B. PROVIDE POP-UP HEADS IN THE LAWN AREAS AND DRIP (NETAFIRM) IN THE GROUND COVER AREAS.
  - C. INSTALL ALL VALVES IN BOX AND COVERS.
14. SIZE IRRIGATION PIPING ACCORDING TO THE FOLLOWING:

|           |      |
|-----------|------|
| 0-10 GPM  | ¾"   |
| 11-16 GPM | 1"   |
| 17-26 GPM | 1 ¼" |
| 27-35 GPM | 1 ½" |
| 36-55 GPM | 2"   |
| 56-75 GPM | 2 ½" |

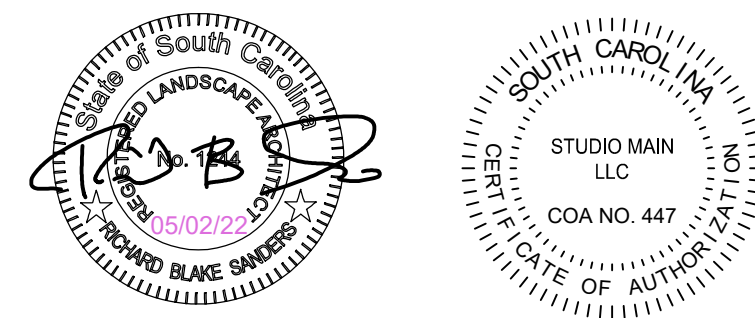
#### 4 LANDSCAPE NOTES

STUDIO  
MAIN

1 Hindman Street | Pelzer, SC 29669  
blake@studiomainllc.com | 864.617.0347



SANCTIFIED  
HILL PARK  
PUTMAN STREET  
FOUNTAIN INN, SOUTH CAROLINA



DRAWN BY: BS  
CHECKED BY: BS  
PROJECT: 2021-037  
DATE: 02/21/2022

[illegible]

# LANDSCAPE SCHEDULE AND DETAILS



**SOLICITATION OFFER AND AWARD FORM**

| CITY OF FOUNTAIN INN, SOUTH CAROLINA                                                                                                                                                                                                                                      |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--|
| REQUEST FOR BIDS, OFFER, AND AWARD                                                                                                                                                                                                                                        |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| *****Solicitation Information*****                                                                                                                                                                                                                                        |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| 1. SOLICITATION: #2022-001                                                                                                                                                                                                                                                |  | 4. Brief Description of Project:<br>Sanctified Hill Park Phase One                                                            |                                                                                                                                                                                                                                                     |                 |  |
| 2. ISSUE DATE: May 2, 2022                                                                                                                                                                                                                                                |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| 3. FOR INFORMATION CONTACT:                                                                                                                                                                                                                                               |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| Shawn.bell@fountaininn.org                                                                                                                                                                                                                                                |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| 5. SUBMIT BID TO:<br>City of Fountain Inn SC<br>200 North Main Street<br>Fountain Inn, SC 29644<br>Attn: Bid #2022-1                                                                                                                                                      |  | A Pre-Bid Meeting will be held on May 18 at 12:00 P.M. on site at Sanctified Hill Park, Putman Street, Fountain Inn, SC 29644 |                                                                                                                                                                                                                                                     |                 |  |
| 6. Submission Deadline: Friday, June 10, 2022 Time: 12:00 P.M.                                                                                                                                                                                                            |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| 7. Submit Sealed Bid                                                                                                                                                                                                                                                      |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| 8. Firm Offer Period:<br>Bids submitted shall remain firm for a period of sixty (60) calendar days from date specified in block 6.                                                                                                                                        |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| >>>>>>>>>>>>>>>>>>>>>>>>>>>>Offer (To be completed by Bidder)<<<<<<<<<<<<<<<<<<<<<<                                                                                                                                                                                       |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| 1. BUSINESS CLASSIFICATION                                                                                                                                                                                                                                                |  | (Check Appropriate Box)                                                                                                       | <input type="checkbox"/> Woman Business Enterprise<br><input type="checkbox"/> Minority Business Enterprise<br><input type="checkbox"/> Disadvantaged Business Enterprise                                                                           |                 |  |
| 10. Additional Information: In compliance with above, the undersigned agrees, if this bid is accepted within the period specified in Block 8 above, to furnish any or all other further information requested by the City of Fountain Inn.                                |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| 11. Bidder's name and address (Type or print):<br><br>Sossamon Construction CO., Inc.<br>PO Box 26<br>Gaffney, SC 29342<br><br><br>E-mail address: Matt@sossamonconstruction.com<br>Telephone #: 964-489-6148 Fax #: 864-489-7570<br>Federal Identification #: 57-0660610 |  |                                                                                                                               | 12. Name & Title of Person Authorized to sign the Bid (Type or Print):<br><br>Matt Sossamon<br>Vice President<br>13. Bidder's Signature & Date: 6/10/22<br><br> |                 |  |
| Award (To be completed by the City of Fountain Inn)                                                                                                                                                                                                                       |  |                                                                                                                               |                                                                                                                                                                                                                                                     |                 |  |
| 14. Total Amount of Award:                                                                                                                                                                                                                                                |  | 15. Successful Bidder:                                                                                                        |                                                                                                                                                                                                                                                     |                 |  |
| 16. Contracting Officer or Authorized Representative: Shawn Bell                                                                                                                                                                                                          |  | 17. Signature:                                                                                                                |                                                                                                                                                                                                                                                     | 18. Award date: |  |

## SECTION I

### BID/PROPOSAL SCHEDULE

PROJECT NO.: 2022-1 PURCHASE ORDER NO.: \_\_\_\_\_

FILE NO.: \_\_\_\_\_ PROJECT MANAGER: Russ Slatton

AD FOR (BIDS) (PROPOSALS): May 2, 2022

PRE-BID CONFERENCE: May 18, 2022 on site @ 12:00 P.M.

DEADLINE FOR RECEIVING (BIDS): June 10, 2022 @ 12:00 P.M.

OPENING BIDS: June 10, 2022 @ 12:00 P.M.

TENTATIVE START DATE: July 1, 2022

COMPLETION DATE: January 1, 2023

LIQUIDATED DAMAGES: \$250.00/day

(CONTRACTOR COST/DAY FOR LATE COMPLETION  
See enclosed documents for details.)

Addendum 1-5/24/22

Addendum 2-5/31/22

Addendum 3-6/2/22



## NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

PERSONALLY appeared before me Matt Sossamon, being first duly sworn, who deposes and states that he or she is Vice President of Sossamon Construction Co., Inc., the party making the foregoing bid, that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, Contractor, association, organization, limited liability Contractor or corporation; that the bid is genuine and not collusive or a sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, Contractor, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

**SWORN** to before me this 10<sup>th</sup> day  
of June, 2022

W. Gregory B. Carter (L.S.)  
NOTARY OF PUBLIC FOR SOUTH CAROLINA  
My Commission Expires: January 10, 2023  
(Attach Notary Seal)

## SECTION III

### INFORMATION REQUIRED OF PARTY MAKING THE BID

#### **\*THIS SECTION MUST BE FULLY COMPLETED\***

The party making and submitting the Bid shall furnish all the following information accurately and completely. Failure to comply with this requirement will render the Bid informal and may cause its rejection. Additional pages may be attached if necessary. "You" or "Your" as used herein refers to the company and any of its owners, officers, directors, shareholders, members, parties or principals of the party making the Bid. The City has discretion to request additional information depending on the scope of the Project.

1. Contractor name and address:

Sossamon Construction Co., Inc.

PO Box 26

Gaffney, SC 29342

2. Telephone No.: 864.489.6148

3. Type of Entity: (check one) Individual ☐ Partnership ☐ Corporation ☒

Limited Liability Company ☐ Other ☐

4. License No. (if any): 10215

Class: Building5, Highway5, WL5, WP5 - Classification 5, Unlimited

Name of license holder: Larry A. Sossamon

5. Have you or any of your principals ever been licensed under a different name or different license number? N/A Response must include information pertaining to principals' association outside of the firm.

If Yes, give name and license number: \_\_\_\_\_

6. Names and titles of all principals of the Proposer:

Larry A. Sossamon, Sr.

Matthew E. Sossamon

Larry A. Sossamon, Jr.

Whitny S. Blanton

7. Number of years in the industry: 76 years



8. Has your firm or any of its principals defaulted so as to cause a loss to a surety? Response must include information pertaining to principals' association outside of the firm. No

If the answer is "Yes," please provide dates, names and address of surety and details. \_\_\_\_\_

\_\_\_\_\_

9. Have you or any of your principals been assessed damages for any project in the past three (3) years? Response must include information pertaining to principals' association outside of the firm. No

If Yes, explain: \_\_\_\_\_

\_\_\_\_\_

10. Have you or any of your principals been in litigation or arbitration or a dispute of any kind on a question or questions relating to a project during the past three (3) years? Response must include information pertaining to principals' association outside of the firm. No

If Yes, provide name of public agency and details of the dispute. \_\_\_\_\_

\_\_\_\_\_

11. Have you or any of your principals ever failed to complete a project in the last three (3) years? Response must include information pertaining to principals' association outside of the firm. No

If so, give project's name and details: \_\_\_\_\_

\_\_\_\_\_

12. Do you now or have you ever had any direct or indirect business, financial or other connection with anyone who you knew then or know now to be an official, employee or consultant of the City? No

If so, please elaborate. \_\_\_\_\_

\_\_\_\_\_

13. List of References:

Include contracts of similar nature within the last three (3) years. City has discretion to require more than three (3) references. Please see project sheets included.

Name: YMCA Upper Palmetto - Indian Land, SC

Address and Telephone: 2816 Worldreach Drive, Fort Mill, SC  
803.792.4348

Contact Person: David Buist 954.214.2986

Type of Project: New YMCA

Dates of commencement and Completion of Project: April 2019 / September 2020

Contract Amount: \$15,773,000

Name: Clarks Creek Park Sprayground

Address and Telephone: 5435 Hucks Road, Charlotte, NC  
980.314.1035

Contact Person: Rodney Fritz, Mecklenburg County

Type of Project: New Recreational Park

Dates of commencement and Completion of Project: February 2018 / June 2019

Contract Amount: \$2.4 million

Name: Pearl Street Park

Address and Telephone: 1200 Baxter Street, Charlotte, NC  
704.575.4947





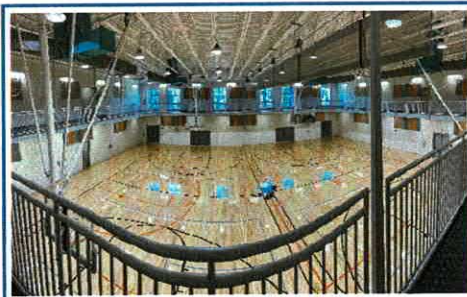
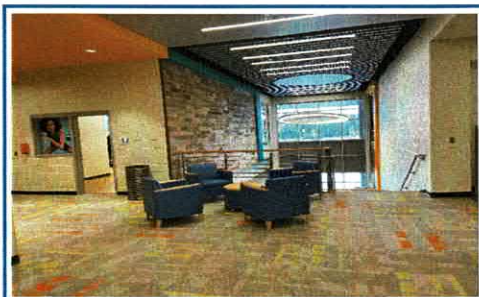
## UPPER PALMETTO YMCA Indian Land, SC

Sossamon Construction is proud to add the construction of the NEW Indian Land YMCA located in Indian Land, South Carolina to our portfolio. This 68,700 square foot facility incorporates aquatic and fitness facilities which include a heated 8 Lane Indoor Swimming Pool with locker rooms equipped with Saunas. The facility also sports (2) primary basketball courts with an option for (1) official size full court. More indoor amenities include a Group Exercise Room, Yoga Room, Weight Room, Spinning Room, (3) Multipurpose Rooms, a Child Watch Area and a Teen Zone. The building is designed using a combination of load bearing precast concrete, masonry and structural steel. The roof has precast double tees over the indoor pool and structural steel construction overall. The interior finishes include painted precast, masonry, LVT, and wood flooring. The exterior work consists of asphalt parking lots, sidewalks, driveways and outdoor basketball courts and (2) lighted soccer fields.

|                                |                                       |
|--------------------------------|---------------------------------------|
| <b>Owner</b>                   | Upper Palmetto YMCA                   |
| <b>Owner Contact</b>           | David Buist 803.792.4348              |
| <b>Architect</b>               | LS3P Associates LTD., Vincent Spencer |
| <b>Value</b>                   | \$15,773,000                          |
| <b>Size</b>                    | 68,700 SF                             |
| <b>Start / Completion Date</b> | April 2019 / September 2020           |
| <b>Senior Project Manager</b>  | Matt Sossamon                         |
| <b>Project Manager</b>         | Steve Cline                           |
| <b>Superintendent</b>          | Joe Loungo                            |



**SOSSAMON**  
CONSTRUCTION







**CLARKS CREEK PARK**  
**Charlotte, NC**

The 31-acre park is located in Charlotte, NC. The park includes: a dog park, playground, 8 pickleball courts, 1 full court basketball sport court, 1 medium outdoor shelter, sprayground, loop trail system, community garden, and restrooms.

PROJECT INFORMATION

|                         |                                |
|-------------------------|--------------------------------|
| Owner                   | Mecklenburg County             |
| Owner Contact           | Rodney Fritz, Project Manager  |
| Engineer                | Colejenest & Stone             |
| Original / Final Value  | \$ 2.4 Million / \$2.4 Million |
| Size                    | 31-Acre Site                   |
| Start / Completion Date | February 2018 / June 2019      |
| Project Manager         | Matt Sossamon                  |



**SOSSAMON**  
CONSTRUCTION







## PEARL STREET PARK

### Indian Land, NC

Pearl Street park and athletic fields is located in downtown Charlotte, North Carolina. This 10 acre park includes stream restoration with boulders and rock riffles, Musco field lighting, natural turf fields with root zone, oval lawn green space, amphitheater pavilion, pedestrian steel truss bridge, outdoor basketball and pickle ball courts, restroom shelter structure, fitness and playground area. Pearl Street park also includes a stone sculpture transported from Venice, California.

PROJECT INFORMATION

|                         |                                                                                                 |
|-------------------------|-------------------------------------------------------------------------------------------------|
| Owner                   | Mecklenburg County                                                                              |
| Owner Contact           | Karen Weston-Chien, Project Manager, 704.575.4947<br>Karen.weston-chien@mechlenburgcountync.gov |
| Architect               | McAdams                                                                                         |
| Value                   | \$2.8 Million                                                                                   |
| Start / Completion Date | August 2020 / October 2021                                                                      |
| Project Manager         | Steve Cline                                                                                     |
| Superintendent          | Joe Loungo                                                                                      |
| Estimator               | Matt Sossamon                                                                                   |



**SOSSAMON**  
CONSTRUCTION



Contact Person: Karen Weston-Chien, Project Manager, Mecklenburg County

Type of Project: Athletic Fields

Dates of commencement and Completion of Project: August 2020 / October 2021

Contract Amount: \$2.8 million

**14. Contractor Profile and Experience:**

The Contractor Profile should contain an overview of your organization and qualifications to provide the requested services. Be sure to include any relevant comparisons to the size, structure, timing, etc.

*Place Profile Here:*

Please see included.



# FIRM OVERVIEW

## FIRM BACKGROUND

Sossamon Construction is a 70-year-old family owned construction manager and general contracting firm, operated by the 3<sup>rd</sup> generation Sossamon family. In 1946, Frank W. Sossamon, Jr. founded the company and his attributes honesty and hard work began to take root. Through Frank's inspiration, Sossamon Construction developed a reputation of integrity, discipline and an unwavering commitment to the highest performance in all facets of our business and operations as evidenced through our dedication to our core values. Throughout Cherokee County and surrounding communities we stay committed to safety, the highest of quality and exceeding our clients' expectations. Regardless of whether we are delivering construction through CM-at-Risk, design-build or design-bid-build our team is committed to a partnership with each Owner and design team, to collaboratively work together and provide value and quality services on-time and in a professional manner. Through our long history of fairness and team approach, we have built a large network of strong relationships with quality subcontractors that enables us to consistently provide a higher value to our clients. Over the years, Sossamon Construction has successfully completed an array of project types. Below are a few of our clients that we've had the pleasure of building for.



| KEY MANAGEMENT |                       | YEAR ESTABLISHED<br>FEDERAL ID<br>LICENSED IN<br>STATE INCORPORATED<br>SURETY<br>BONDING CAPACITY<br>ANNUAL REVENUE<br>NUMBER OF EMPLOYEES<br>SERVICE PROVIDED | 1946<br>57-0660610<br>South Carolina & North Carolina<br>South Carolina<br>Hartford Accident and Indemnity Co.<br>\$ 150 Million<br>\$ 30 Million<br>30 Employees<br>CM @ Risk, Design-Build, General Contracting |
|----------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LARRY SOSSAMON | President             |                                                                                                                                                                |                                                                                                                                                                                                                   |
| MATT SOSSAMON  | Vice President        |                                                                                                                                                                |                                                                                                                                                                                                                   |
| TONY SOSSAMON  | Vice President        |                                                                                                                                                                |                                                                                                                                                                                                                   |
| WHITNY BLANTON | Secretary / Treasurer |                                                                                                                                                                |                                                                                                                                                                                                                   |



15. In addition to this overview, detailed profile information should be provided in **bold type** underneath each of the following questions:

a. Where is your nearest office to Fountain Inn, SC?

**510 Old Post Road, Gaffney, SC 29341**

b. Name(s) and bios of person(s) who will serve as our contact.

**Matthew Sossamon, Vice President**

c. How many employees are in your company? 25 employees

I certify and declare under penalty of perjury under the laws of the State of South Carolina that the foregoing Information Required of the Party Making the Bid provided by me herein is true and correct. Executed this 10 day of June, 2022.

Sossamon Construction Co., Inc.

(Name of Corporation or Entity)

By:

Matthew Sossamon

Name: Matthew Sossamon

Title: Vice President



## Matt Sossamon / Vice President / Project Executive Sossamon Construction Co., Inc.

### ABOUT

Matt Sossamon as project executive, carries a responsibility guaranteeing our safety, business development and quality goals are met while ensuring adequate staff and the best resources are dedicated for the successful completion of all projects. He bears overall responsibility and accountability for the Sossamon team - from contract award through final acceptance and occupancy. Matt's experience includes over \$200 million of project management with majority of projects being athletic fields, parks, schools and municipal buildings. Matt has over 22 years in the construction industry and has been involved in pre-construction, construction and startup of many large projects. Additionally, he has worked with each member of the proposed project and has carefully selected each team member based on their successful track record with similar facilities.



### EDUCATION

- > Limestone College  
B.S. Business Management

### TRAINING & CERTIFICATIONS

- > OSHA Train-the-Trainer
- > OSHA 10-Hour

### PROJECT EXPERIENCE

**Tyger River Regional Complex**  
Spartanburg, SC 137 acres \$12.6 million

**Crooked Creek Park**  
Indian Trail, NC 21 acre park **CM@R**  
\$4.8 million

**Clarks Creek Park**  
Charlotte, NC 31 acre park \$2.4 million

**Riverview Athletic Complex**  
Fort Mill, SC 4 Multipurpose Field **CM@R**  
\$1.5 million

**Henry Jolly Park,**  
Gaffney, SC \$1.5 million

**YMCA Upper Palmetto**  
Indian Land, SC 68,700 sf \$15.7 million

**Friendship Sportsplex**  
Charlotte, NC \$1.3 million

**Broome High School Locker/Gym  
Additions & Renovations**  
Spartanburg, SC



### OTHER RELEVANT PARK PROJECTS

Freedom Park \$ 308 K  
Friendship Sportsplex \$ 1.3 M  
YMCA Ballfields \$ 230 K  
Winget Park \$ 1.5 M  
Cleveland Park \$ 1 M

Holston Creek Park \$ 1.9 M  
295 Sports Complex \$ 1.1 M  
Boys & Girls Club Add \$ 250 K  
Spartanburg Parks DB \$ 1.3 M  
Clemson Pedestrian Bridge \$ 3.6 M



**SOSSAMON  
CONSTRUCTION**

CONSTRUCTION MANAGEMENT

## SECTION IV

### BID FORM

#### Sanctified Hill Park Phase One

Name of Party making the Bid: Sossamon Construction Co., Inc.

To: City of Fountain Inn

Pursuant to the Notice Calling for Bids and the other Bid documents contained in the Bid Package, the undersigned bidder, having become familiarized with the Agreement, provided in Section V of the Bid Package, and having conducted a thorough inspection and evaluation of the Specifications, drawings (if any) and General Conditions contained therein, hereby proposes and agrees to be bound by all the terms and conditions of the Agreement and agrees to perform, within the time stipulated, the work to be performed hereunder at the pricing set forth herein, including all of its component parts, and everything required to be performed, and to provide and furnish and pay for any and all of the labor, materials, tools, expendable equipment, and all applicable taxes, utility and transportation services necessary to perform the work and complete in a good workmanlike manner all of the work required in connection with the following project:

#### Sanctified Hill Park Phase One

All in strict conformity with the Agreement, including all exhibits and Addenda thereto, contained in Section V of the Bid package, a copy of which shall be maintained at the City of Fountain Inn for the following Bid items:

#### **Bid for the Work is set forth on the Bid Form attached as Addendum A**

1. Each individual Bid has been determined from visiting the worksite, reviewing the requirements and Specifications and all other portions of the Bid documents, and shall include all items necessary to complete the work, including the assumption of all obligations, duties, and responsibilities necessary to the successful completion of all obligations of the Agreement, and the furnishing of all materials and equipment required to be incorporated in and form a permanent part of the work, the furnishing of tools, equipment, supplies, transportation, facilities, labor, and services required to perform and complete the work, and all bonds, insurance and submittals, pursuant to the requirements of the Bid Package, including, but not limited to, the Agreement and all Bid documents, whether or not expressly listed or designated.

2. It is understood that the City reserves the right to reject this Bid and that this Bid shall remain open and not be withdrawn for the period specified in the Notice Calling for Bids. The required (5%) Bid security is attached. The Agreement which the successful bidder will be required to execute, and the performance and payment bonds which the Contractor shall be required to furnish prior to execution of the Agreement shall contain language requiring that the Payment (Labor and Material) bond shall be in the amount not less than One Hundred percent (100%) of the contract sum of the successful bid as required by state law. The Contractor shall also be required to furnish



a separate faithful performance bond in the amount of one hundred percent (100%) of the contract sum and certificates of insurance as required in the Agreement, prior to execution of the Agreement.

3. It is understood and agreed that if written notice of award of contract is mailed, transmitted by facsimile, or delivered to the bidder after the opening of the Bid, and within the time this Bid is required to remain open, or at any time thereafter before this Bid is withdrawn, the bidder will execute and deliver to the City the Agreement and provide the required payment and performance bond and certificates of insurance within seven (7) days of mailing of said notice. The bidder further agrees that the work under the Agreement shall be commenced by the bidder, if awarded the contract, on or before the seventh (7th) day following receipt of City's Notice to Proceed, and shall be completed by the bidder in the time specified by the City in the Agreement.

4. Communications conveying acceptance of Bid, requests for additional information or other correspondence should be addressed to the bidder at the address stated below.

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PO Box 26

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Gaffney, SC 29342

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5. The name(s) of all persons interested in the Bid as principals are as follows:

Larry Sossamon-President

Matt Sossamon-Vice President

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Tony Sossamon-Vice President

---

Whitny Blanton-Corporate Secretary

---

6. It is understood and agreed that should the bidder fail or refuse to return executed copies of the Agreement, Payment and Performance Bonds, Workers Compensation Certificate, and required insurance certificates, to the City within the time specified, the Bid security shall be forfeited to the City.

7. The undersigned hereby warrants that the bidder has all required licenses, if any, that such licenses entitle the bidder to provide the work, that such licenses will be in full force and effect throughout the duration of performance under the Agreement, and that any and all subcontractors to be employed by the undersigned will have appropriate licenses.

8. It is understood and agreed that if requested by the City, the bidder shall furnish a notarized financial statement, references, and other information required by the City sufficiently comprehensive to permit an appraisal of the bidder's ability to perform the contract.

9. The undersigned hereby warrants that all work shall be completed on or before **October 1, 2022**. The undersigned agrees that failure to complete the work within the time set forth shall result in the imposition of liquidated damages for each separate calendar day (or part thereof) of delay in the amount of **\$ 250.00** for each day the work is not completed as set forth in the Contractor's Agreement.

10. The undersigned warrants that the required Non-Collusion Affidavit has been properly

executed, notarized and is attached.

11. It is understood and agreed that all change order requests must be submitted in the form set forth as an Addendum to the General Conditions of the Contractor's Agreement. The amount of allowable charges submitted pursuant to a change order shall be limited to the rental charges in and around the City of Fountain Inn. Indirect, consequential and incidental costs, overhead, administrative costs and profit and other charges not normally expected will not be allowed. If Change Order work involves work items already agreed upon by unit process, the unit price will be the only allowable charge per each unit of work.

12. The undersigned hereby declares that all of the representations of this Bid are made under penalty of perjury under the laws of the State of South Carolina.

Sossamon Construction Co., Inc.

Print Name of Corporation or Entity

By:

Matthew Sossamon

Print Name: Matthew Sossamon

Title: Vice President

Date: 6/10/2022

ATTEST: Whitney Blanton

Print Name: Whitney Blanton

Title: Corporate Secretary



|                                                    | QUANTITY | UNITS | UNIT COST    | SUBTOTAL    |
|----------------------------------------------------|----------|-------|--------------|-------------|
| GENERAL CONDITIONS                                 | 1        | L.SUM | \$120,000    | \$120,000   |
| EROSION CONTROL                                    | 3        | AC    | \$16,818     | \$50,454    |
| CURB & GUTTER                                      | 760      | L.FT. | \$20.22      | \$15,367.20 |
| FILL DIRT (PLACE AND COMPACT)                      | 16,000   | CY    | \$38.62      | \$617,920   |
| FINE GRADING                                       | 1.66     | AC    | \$40,000     | \$66,400    |
| PERMANENT GRASSING                                 | 1.66     | AC    | \$32,450     | \$51,920    |
| CONCRETE SIDEWALK /SHARED USE PATH                 | 1103     | S.YD. | \$52         | \$57,361.78 |
| ASPHALT                                            | 326      | TONS  | \$596        | \$194,296   |
| PICNIC PAVILION                                    | 1        | L.SUM | \$65,000     | \$65,000    |
| PREFABRICATED RESTROOM ALLOWANCE                   | 1        | L.SUM | \$125,000.00 | \$125,000   |
| PLAYGROUND ALLOWANCE (STRUCTURE AND SURFACE)       | 1        | L.SUM | \$250,000.00 | \$250,000   |
| CROSSWALK STRIPING/REGULATORY SIGNAGE              | 1        | L.SUM | \$3,920      | \$3,920     |
| CANOPY TREES                                       | 39       | EACH  | \$486        | \$18,954    |
| SHRUBS                                             | 68       | EACH  | \$54         | \$3,672     |
| MISC LANDSCAPE ALLOWANCE (IRRIGATION, MULCH, ETC.) | 1        | L.SUM | \$35,700     | \$35,700    |
| STORMWATER POND, OUTFALL, ETC.                     | 1        | L.SUM | \$21,100     | \$21,100    |
| DEMOLITION                                         | 1        | L.SUM | \$27,340     | \$27,340    |
| TRASH RECEPTACLES                                  | 4        | EACH  | \$1245       | \$4,980     |
| BENCHES                                            | 4        | EACH  | \$750        | \$3,000     |
| PICNIC TABLES                                      | 4        | EACH  | \$2,400      | \$9,600     |
| BASKETBALL SITE FURNISHINGS (GOALS, BLEACHERS)     | 4        | EACH  | \$4150       | \$16,600    |
| CHAIN LINK FENCE (4') WITH GATES                   | 540      | L.FT. | \$26.94      | \$14,547.60 |
| CHAIN LINK FENCE (4') WITH GATES                   | 508      | L.FT. | \$52.69      | \$26,766.52 |
| SIGNAGE                                            | 1        | L.SUM | \$790        | \$790       |
| UTILITIES                                          | 1        | L.SUM | \$40,820     | \$40,820    |

## BID FORM

Name of Party submitting the Bid: Sossamon Construction CO., Inc.

To: City of Fountain Inn

Pursuant to the Notice Calling for Bids and the other Bid documents contained in the Bid package, the undersigned party submitting the Bid, having conducted a thorough inspection and evaluation of the Specifications contained therein, hereby submit the following pricing set forth herein:

Bid: #2022-1 **Sanctified Hill Park Phase One**

BASE BID-LUMP SUM:

Single-Prime Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Studio Main, LLC, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment, services, tools of trades and labor, fees, taxes, insurance, bonding, overhead, profit, etc., according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

BASE BID

\$ 1,841,509.10 Dollars (\$ )

In writing One million eight hundred forty one thousand five hundred and nine  
dollars and 10 cents.



**SECTION IV**  
**Sanctified Hill Park Phase One**

**PROPOSED SUBCONTRACTOR's**

Company Name: Carolina Star Concrete  
Address and Telephone: 12853 Downs Circle  
Pineville NC (980) 214-8778  
Type of Work Concrete

Company Name: Palmetto Group Construction  
Address and Telephone: 1500 Hwy 72/221E Greenwood, SC 29649  
(864) 554-1558  
Type of Work Civil Site Work

Company Name: Bliss Products  
Address and Telephone: 6831 S. Sweetwater Rd.  
Lithia Springs, GA 30122 1-800-248-2547  
Type of Work: Site Furnishings

Company Name: Roebuck Wholesale Nursery  
Address and Telephone: 2980 Stone Station Rd  
Roebuck, SC 29369 Ph: 864-576-0875  
Type of Work: Landscaping & Irrigation

# AIA® Document A310™ – 2010

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

Sossamon Construction Company, Inc.  
P. O. Box 26  
Gaffney, SC 29342

### SURETY:

(Name, legal status and principal place of business)

Hartford Accident and Indemnity Company  
Bond Claim Dept., One Hartford Plaza, T-4  
Hartford, CT 06155

### OWNER:

(Name, legal status and address)

City of Fountain Inn  
200 N. Main St.  
Fountain Inn, SC 29644

**BOND AMOUNT:** \$ Five Percent of Amount Bid - - - (5%)

### PROJECT:

(Name, location or address, and Project number, if any)

Sanctified Hill Park

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so

Int.

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User Notes:

(1966302255)

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furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 10th day of June, 2022.

Julie Sossamon  
(Witness)

Erin Ritter  
(Witness) Erin Ritter

Sossamon Construction Company, Inc.

(Contractor as Principal)

(Seal)

(Title)

Mark Sossamon Vice President

Hartford Accident and Indemnity Company

(Surety)

(Seal)

(Title)

Debra S. Ritter

Debra S. Ritter, Attorney-in-Fact

Init.

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User Notes:

(1966302255)

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# POWER OF ATTORNEY

Direct Inquiries/Claims to:  
**THE HARTFORD**  
BOND, T-11  
One Hartford Plaza  
Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)  
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH & MCLENNAN AGENCY LLC  
Agency Code: 22-271157

- ☒ **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☒ **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☒ **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- ☐ **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- ☐ **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- ☐ **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited:**

Angela Y. Buckner, Margaret Clark, H. Thomas Dawkins, Raymond J. Garruto, Brad W. Gibson, Carole Holland, Wendy E. Lahm, Martin Pallazza, Debra Ritter, Linda Shaw, Jenny Snell, Robert C. Tresher of CHARLOTTE, North Carolina

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*Shelby Wiggins*

Shelby Wiggins, Assistant Secretary

*Joelle L. LaPierre*

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



*Jessica Ciccone*

Jessica Ciccone  
My Commission HH 122280  
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of June 10, 2022.

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozois*

Keith D. Dozois, Assistant Vice President