



AGENDA

SPECIAL CALLED COUNCIL MEETING OF CITY COUNCIL

Tuesday, September 20, 2022 - 6:00 p.m.

300 Wall Street ~ Judicial Building ~ Council Chambers,

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

1. Call to Order - Mayor McLeer
2. Invocation and Pledge of Allegiance
3. New Business -
 - a. Award Comprehensive Plan Update Contract
 - b. First Reading Z 2022-7 - An ordinance to amend the official zoning map of Fountain Inn, for the purpose of changing the zoning classification of Fairview Street and Diamond Tip Boulevard, containing approximately 45.44 acres, GC Tax Map # 0345000100600, 0345000100602, located in the City of Fountain Inn from PD, Planned Development to PD-MC Planned Development, Major Change.
4. Executive Session -
 - a. For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee in the Fire Department.

After coming out of executive session, Council may vote on items discussed while in executive session.
5. Adjourn



REQUEST FOR COUNCIL ACTION
City of Fountain Inn, South Carolina

September 20, 2022

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

Special Called City Council Meeting

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

Agenda Date Requested: September 20, 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 multiple parcels totaling 45.54 acres, including TMS 0345000100600, presently owned by the City of Fountain Inn. The Woodside Mill was on-site until 2002 and the area was rezoned to a Planned Development (PD) in 2013 (including the mill village). This Major Change to the existing PD zone would allow increased residential density, specifically in Zone II of the Woodside Village Planned Development.

Changes to a Planned Development district which would alter the basic concept and general characteristics of the Planned Development district may be approved by City Council in accordance with the procedures established by Section 5:9.1.7. After approval of a major change by City Council, approval of a final development plan showing such changes must be submitted to the Planning Commission in accordance with Section 5:9.1.9. Examples of major changes may include, but are not limited to the following:

- boundary changes
- decrease in open space
- increase or decrease in number of access points
- changes to more intensive land uses, e.g. residential to commercial
- any change which the Zoning Administrator determines would significantly alter the character of the PD or be expected to have an adverse impact upon neighboring property owners

The Planning Commission voted unanimously (5-0) in favor of the rezoning (Major Change of the Planned Development) at the September 12, 2022 meeting.

The applicant Blackstock Development is seeking to construct a four-story apartment structure in similar design to Woodside Mill in Zone II and infill new single-family homes within the mill village/Zone III. This density increase is classified as a rezoning (Planned Development-Major Change) but additional details of the Woodside Village project such as subdivision of land, architectural design, landscaping, etc. are to be included in a Final Development Plan at a later date. Please see revised Statement of Intent.

Impact If Denied:

The tax parcel would remain zoned PD, Planned Development but the density and layout will remain as zoned in 2013. The land transaction would likely not occur and the RFP issued by the City would need to be reissued.

Impact If Approved:

Up to 150 new multifamily units and 50 single family homes could be added to the Woodside neighborhood at market rate. Sidewalks would be added to Diamond Tip Boulevard and connect to the Swamp Rabbit Trail. Commercial uses may be located along Fairview Street (Zone I). Public land to be sold to Blackstock Development.

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 PD, Planned Development to PD-MC, Planned Development, Major Change;

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-2022-029 and is located on Fairview Street and Diamond Tip Boulevard, containing approximately 45.44 acres, Greenville County Tax Map 0345000100600, 0345000100602, 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 PD, Planned Development to PD-MC, Planned Development, Major Change.

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

ATTEST:

APPROVED AS TO FORM:

Sandra H. Woods
City Clerk

Michael E. Kozlarek
City Attorney

FIRST READING: _____

SECOND READING: _____

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & DEVELOPMENT STAFF
August 8, 2022**

DOCKET NUMBER: FI-2022-029

APPLICANT: Blackstock Development
PROPERTY OWNER: the Town of Fountain Inn, Jain Surendra

LOCATION: Diamond Tip Boulevard, Fairview Road

TAX MAP NUMBER: 0345000100600, 0345000100602

ACREAGE, PD : ~ 45 acres
ACREAGE, PROJECT: ~ 28 acres

EXISTING ZONING: PD, Planned Development district
PROPOSED ZONING: PD-MC (Major Change)

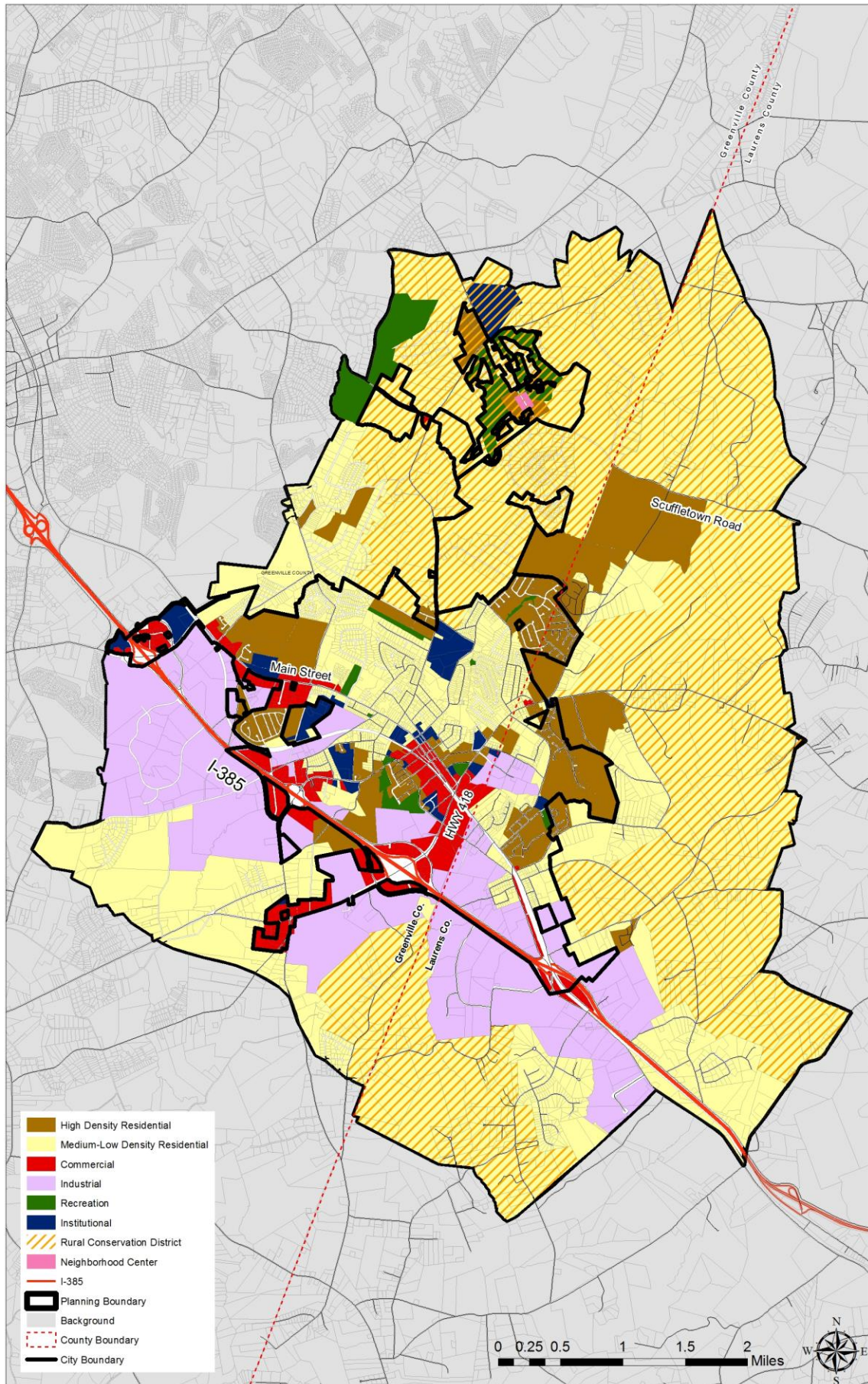
Existing Land Use: vacant

Adjacent Land Use: North: Residential, Recreation
East: Recreation, Residential
South: Recreation, Residential
West: Recreation, Vacant, Residential

ADJACENT ZONING: North: PD, Planned Development
East: PD, Planned Development
South: PD, Planned Development
West: R-M, Residential Multifamily

In 2021 the City of Fountain Inn issued an RFP seeking development proposals for the former site of Woodside Mill. A huge employer in its day near downtown and spurring the residential mill hill of Woodside, still standing, the three story mill was demolished in 2001. It has remained undeveloped ever since and despite investments by the City (Diamond Tip Boulevard, Emanuel Sullivan Sports Complex) it remains a large vacant hole near the heart of downtown. Blackstock Development's bid was selected to redevelop the area as a mix of multifamily uses (a structure intended to mimic appearance of the former mill) and additional single family homes in the mill village (Woodside Village). Upon being awarded the bid, the developer has proposed adding additional units to Zone II (see Exhibit A) in order to make the project more commercially viable as well as add additional residents within walking distance to Main Street. The entire mill area was zoned as a PD, Planned Development in 2012; any addition of density is consider a Major Change to the PD and must be approved by both the Planning Commission and City Council. This agenda item is unique in that it is a public-private partnership between the developer and the City and would take place on land directly owned by the City in order to further public interest.

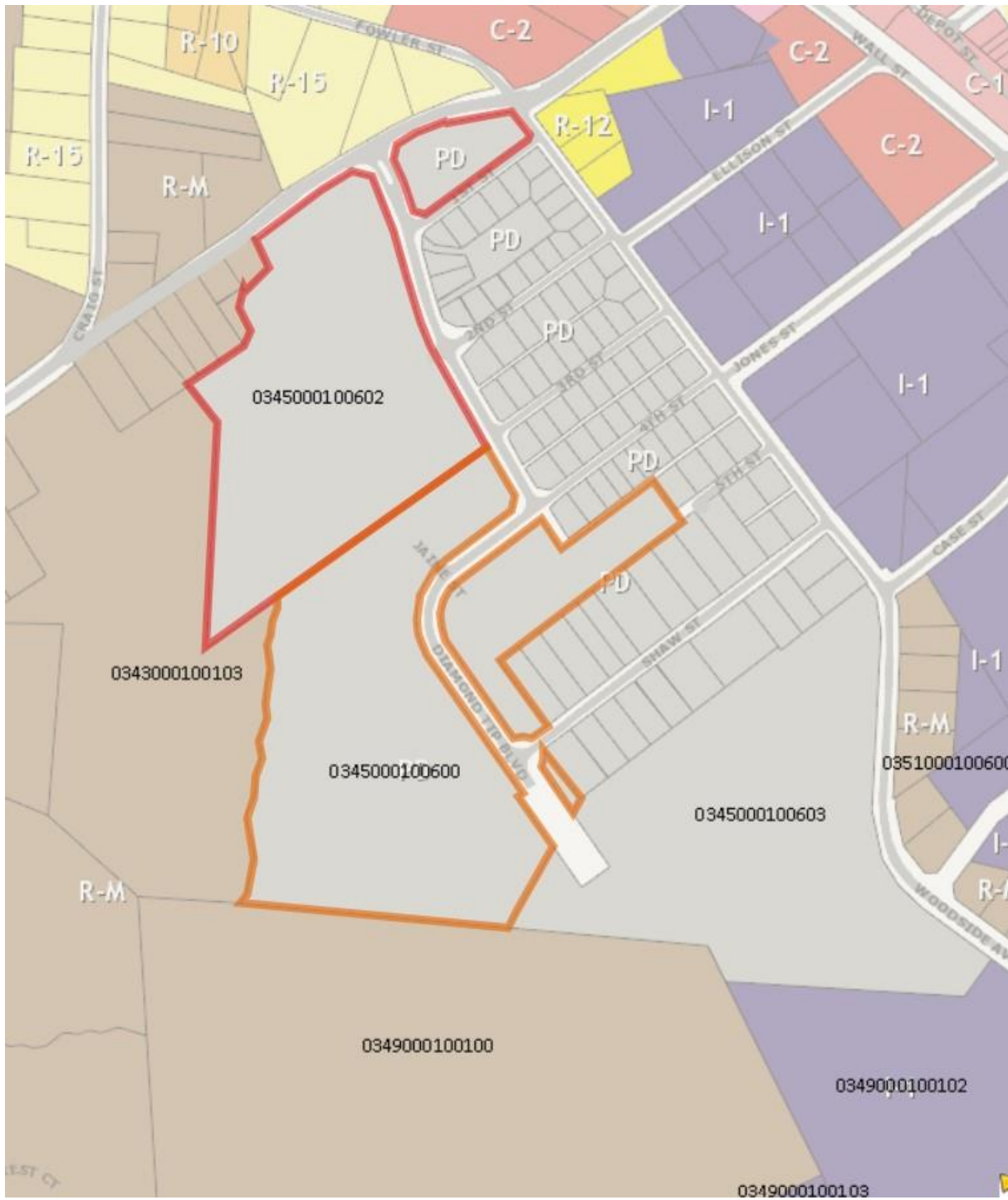
Fountain Inn Future Land Use



Aerial View (Greenville County GIS):



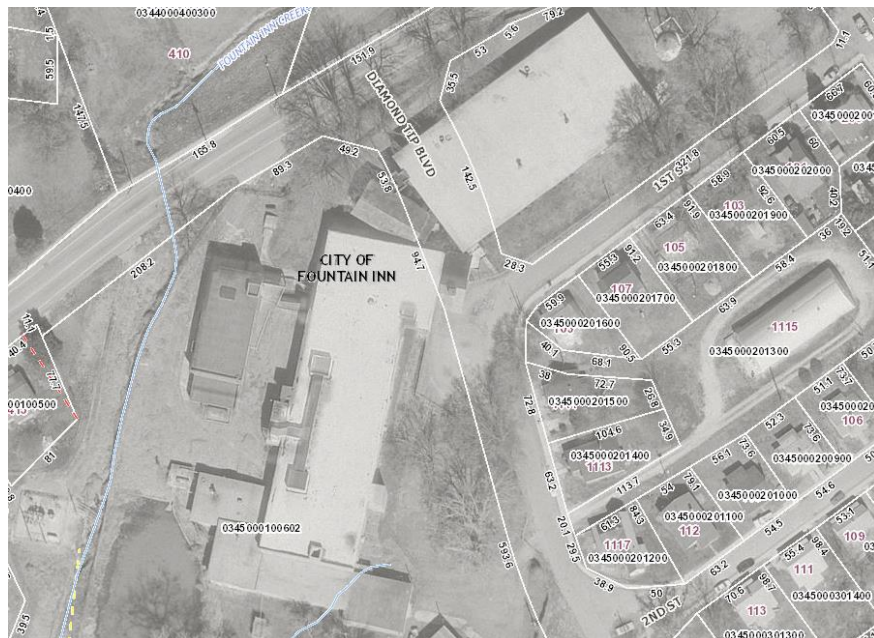
Current Zoning:



Conceptual layout (2012)



Previous Mill footprint (2000)



ANALYSIS:

Woodside Village is proposed as a major change to the Planned Development, but of all RFP submittals to the City, was considered closest to the original preliminary plan for the area from 2012. Zone I would consist of Commercial (or multifamily) land uses with on-street parking. Zone II is by far the most dense with up to 250 apartment units permitted four stories tall. The City's intent is for this structure to resemble the mill as close as possible but is subject to change prior to the Final Development Plan. This major change simply rezones the property to allow for higher density.

Per the Fountain Inn, South Carolina – Code of Ordinances and amended Ordinance TX2016-01 adopted by Fountain Inn City Council, the intent of a PD district is to encourage innovative and creative design of residential and/or commercial developments and to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage Developments which provide a full range of residential types to serve the residents of the district.

No building permit or certificate of occupancy shall be issued in a PD District until the Planning Commission, acting upon the recommendation of the Zoning Administrator has approved and there is recorded a Final Development Plan meeting the requirements of this section.

The Future Land Use Map (pg.2) indicates that both parcels are suitable for multifamily uses as well as portions in the floodplain remaining available for public, residential use.

Zone III would add additional single-family houses adjacent to the mill village along Diamond Tip Boulevard.

Below are the requirements for submitting the Major Change for an existing Planned Development zone (essentially rezoning the property, coded PD-MC)

Zoning Ordinance

5:9.1.8. Changes to Planned Development Districts. Changes to a proposed Planned Development district or to an approved Planned Development district may be permitted in accordance with one of the following procedures as determined by the Zoning Administrator:

A. MAJOR CHANGES - Changes to a Planned Development district which would alter the basic concept and general characteristics of the Planned Development district may be approved by City Council in accordance with the procedures established by Section 5:9.1.7. After approval of a major change by City Council, approval of a final development plan showing such changes must be submitted to the Planning Commission in accordance with Section 5:9.1.9. Examples of major changes may include, but are not limited to the following:

- boundary changes
- decrease in open space
- increase or decrease in number of access points
- changes to more intensive land uses, e.g. residential to commercial
- any change which the Zoning Administrator determines would significantly alter the character of the PD or be expected to have an adverse impact upon neighboring property owners

As stated previously, this request is to amend the Planned Development. A subdivision advisory hearing and a Final Development Plan are required in order to begin construction. This case serves to assure the public and Council that the increased density is in alignment with City interests but remains consistent to the development plans for the redevelopment of the district. Specifically staff requested changes to on-street parking and building massing upon first review: more revisions are anticipated up to the Final Development Plan to ensure the City sale of property is done in the best interest of Fountain Inn and the dense structure is designed with care.

Staff Recommendation:

- Approval of the Major Change; recommend to City Council for review

EXHIBIT A
MAJOR CHANGE PRELIMINARY PLAN (2022)

EXHIBIT B
ORIGINAL PRELIMINARY PLAN (2012)

EXHIBIT C
REVISED STATEMENT OF INTENT





VILLAGE AT WOODSIDE MILL


FOUNTAIN INN, SC

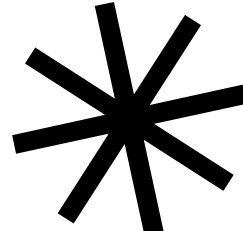
TAX MAP #345.0-1-6.0, 345.0-1-6.2, AND 345.0-1-6.3

LEGEND

ZONE LINE 

BUILDING SETBACK LINE 

PRIMARY CIRCULATION 

MAJOR ACCESS POINT 


MINOR ACCESS POINT (VEHICULAR AND/OR PEDESTRIAN) 

TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES

ZONE	ACREAGE	USE TYPE
ZONE I	1.3± Ac.	NEIGHBORHOOD COMMERCIAL USES (13,000 sf max)
ZONE II	4.9± Ac.	MULTI-FAMILY RESIDENTIAL: 1 - 3 BR UNITS; OFFICE DISTRICT USES (49,000 sf max); OR AN APPROVED COMBINATION OF THE TWO
ZONE III	7.2± Ac.	SINGLE-FAMILY RESIDENTIAL 1000 sf min./2 - 4 BEDROOMS
ZONE IV	31.0± Ac.	RECREATION/OPEN SPACE FOR PUBLIC USE

TABLE 1.2 DENSITY OF RESIDENTIAL AREAS

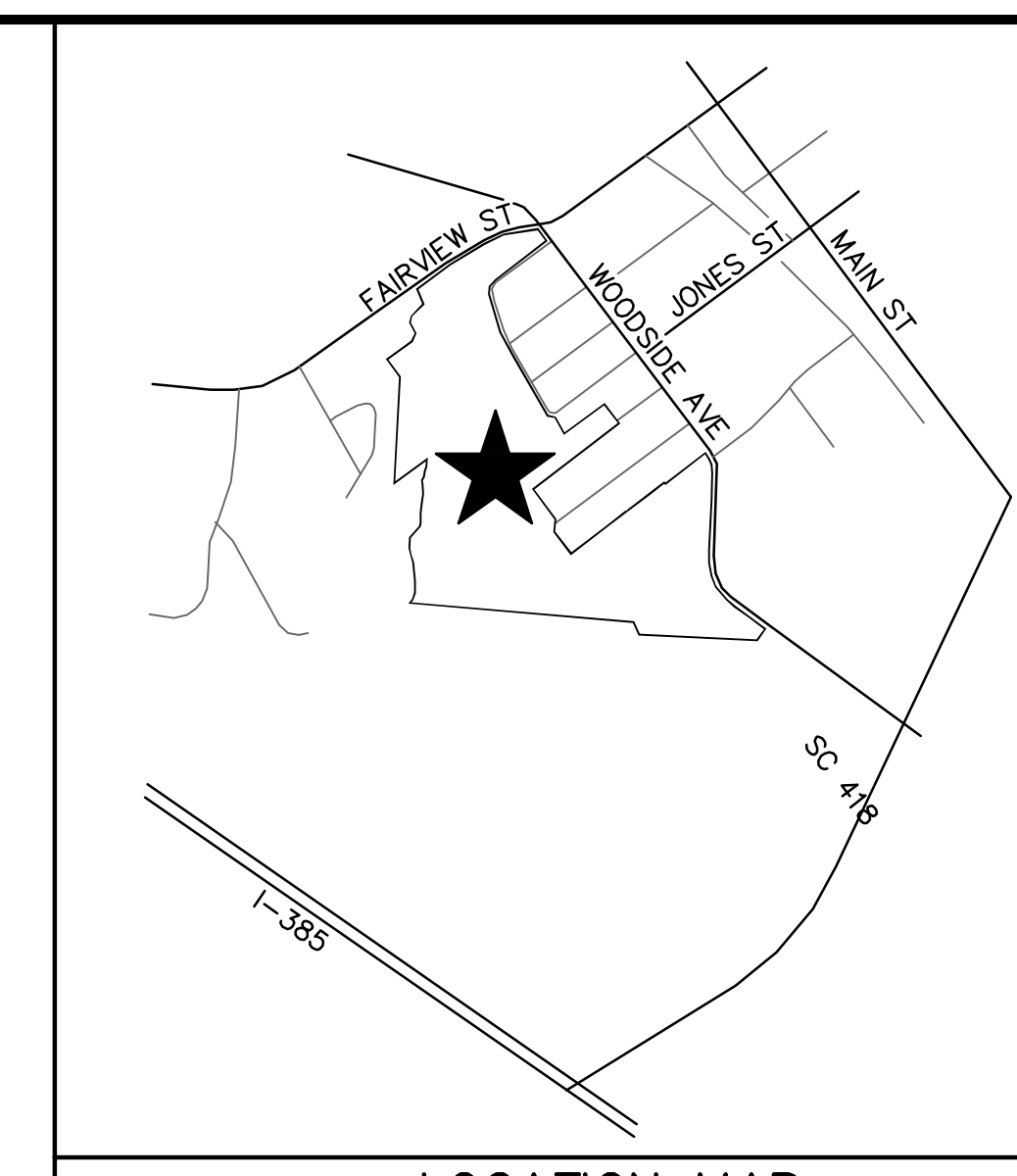
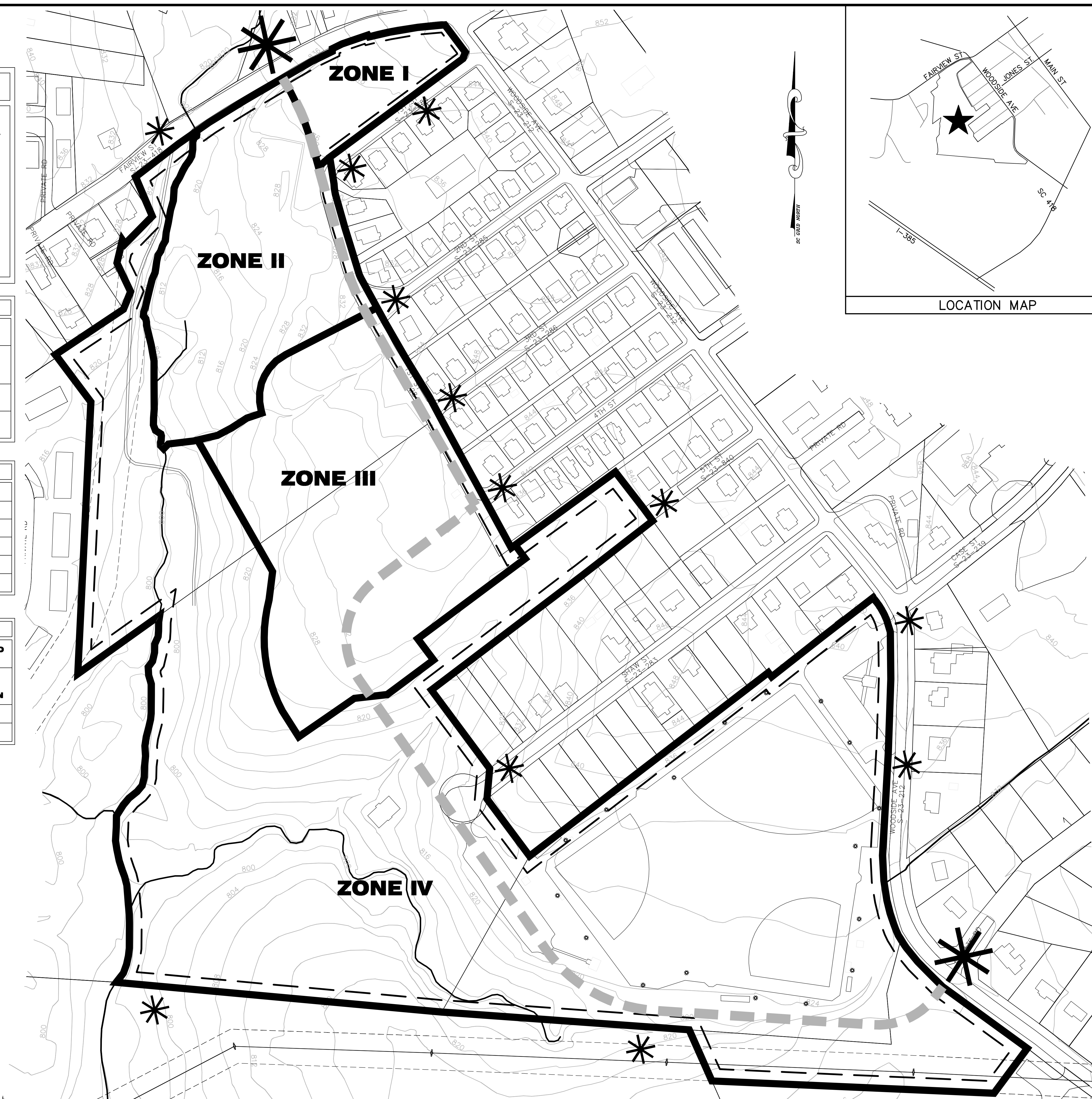
ZONE	UNITS	ACREAGE	DENSITY
ZONE I	0	1.3± Ac.	0
ZONE II	71	4.9± Ac.	14.5
ZONE III	52	7.2± Ac.	7.3
ZONE IV	0	31.0± Ac.	0
TOTAL	123	44.4± Ac.	2.8

TABLE 1.3 PARKING

ZONE	PARKING REQUIREMENT	APPLICABLE USES
ZONE I	2 - 3/1000 sf BLDG SPACE (39 sp max)	NEIGHBORHOOD COMMERCIAL
ZONE II	2 PER UNIT; 2 - 3/1000 sf BLDG SPACE (147 sp max); OR AN APPROVED COMBINATION	RESIDENTIAL; OFFICE; OR A COMBINATION
ZONE III	2 PER UNIT	RESIDENTIAL
ZONE IV	PER ZONING CODE	RECREATION

THE EXISTING TOPOGRAPHY (FROM COUNTY INFO) OF THE SITE ALLOWS FOR PROPER ENGINEERING OF STORM DRAINAGE. THE ENGINEERED SYSTEM WILL SERVE ALL SITES.

THE BOUNDARY INFORMATION FOR THIS SITE WAS OBTAINED FROM FROM COUNTY INFORMATION.



Box 263 Greenville, S.C. 29602
 Telephone: (864) 235-3589 Fax: 233-6274
 Email: postmaster@arborengineering.com

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS
 RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS

C.O.A. _____ SEAL _____

LEGEND

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/14/12	PD SUBMITTAL TO THE CITY OF FOUNTAIN INN	JM3

WOODSIDE MILL
 PLANNED DEVELOPMENT

FOUNTAIN INN SOUTH CAROLINA

PRELIMINARY DEVELOPMENT PLAN

DRAWN: JM3	DATE: 12/14/12
DESIGN: JM3/BRS	HORIZONTAL SCALE: 1"=100'
APPROVED: JM3/BRS	VERTICAL SCALE: N/A

GRAPHIC SCALE _____

JOB NO. 12046

DRAWING NO. **PDP-1** SHEET NO. 1 OF 1

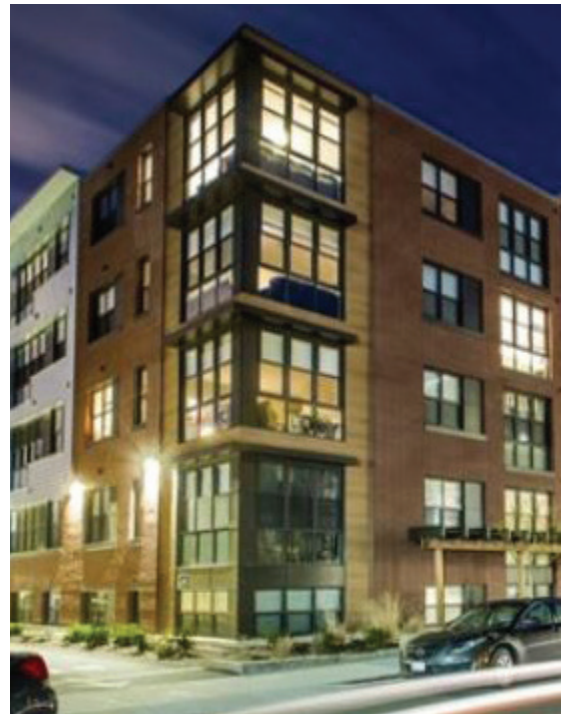
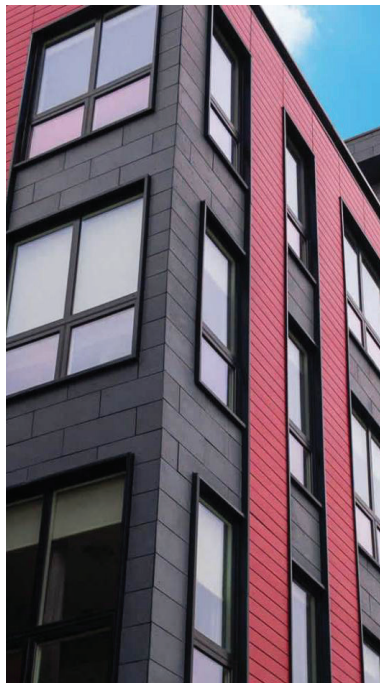
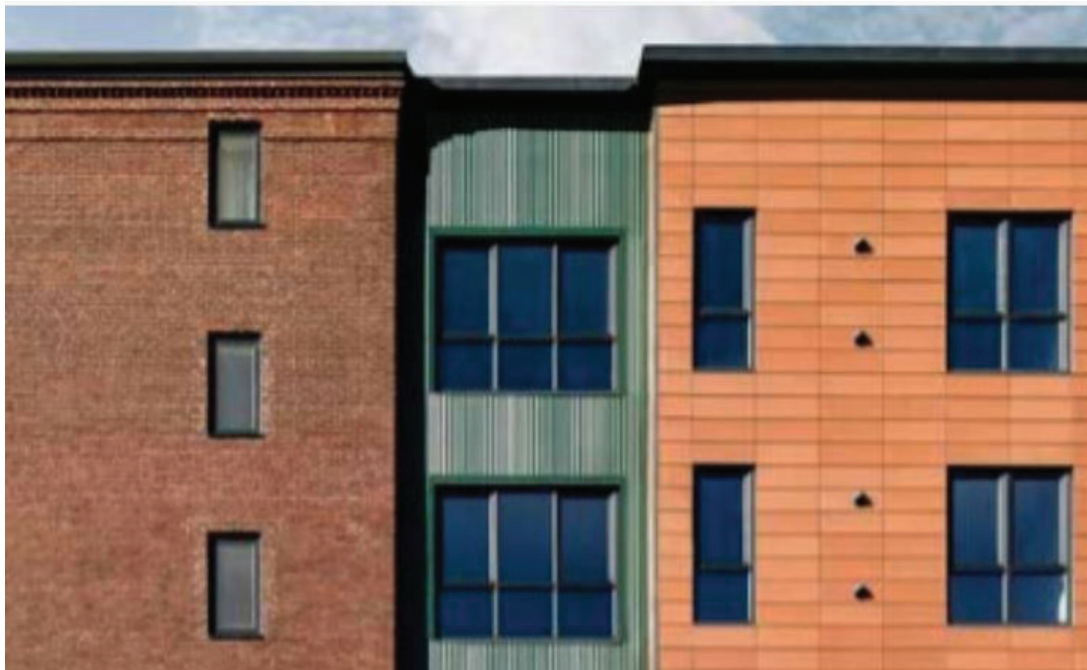
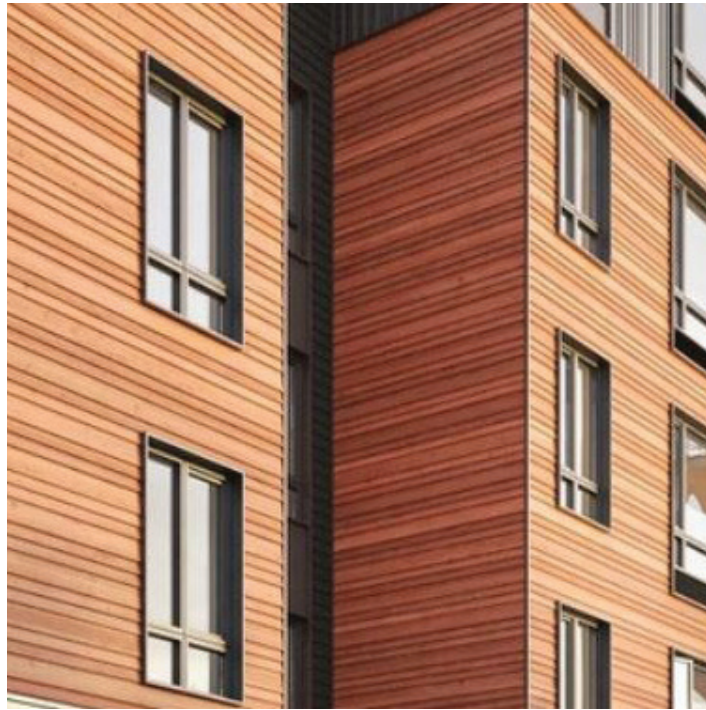
© 2008 Arbor Engineering, Inc. THIS DRAWING IS THE PROPERTY OF ARBOR ENGINEERING, INC. AND IS FURNISHED WITH THE CONDITION THAT IT IS NOT TO BE ALTERED WITHOUT THE WRITTEN AUTHORIZATION OF ARBOR ENGINEERING, INC. FURTHERMORE, THIS DRAWING IS NOT TO BE COPIED, REPRODUCED OR USED BY OTHERS EXCEPT AS REQUIRED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

VILLAGE AT WOODSIDE MILL

FAIRVIEW ST
FOUNTAIN INN, SC



VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



MATERIAL ACCENTS/ VARYING TEXTURES

SPECIAL CORNERS

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



HEAVY TIMBER/ STEEL ENTRY CANOPY



INDUSTRIAL/ WATER TOWER MATERIALITY

ZONE 2 - DESIGN CHARACTER

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



PREDOMINATELY BRICK MASSING

SIMPLE FORMS WITH SPECIAL ACCENTS

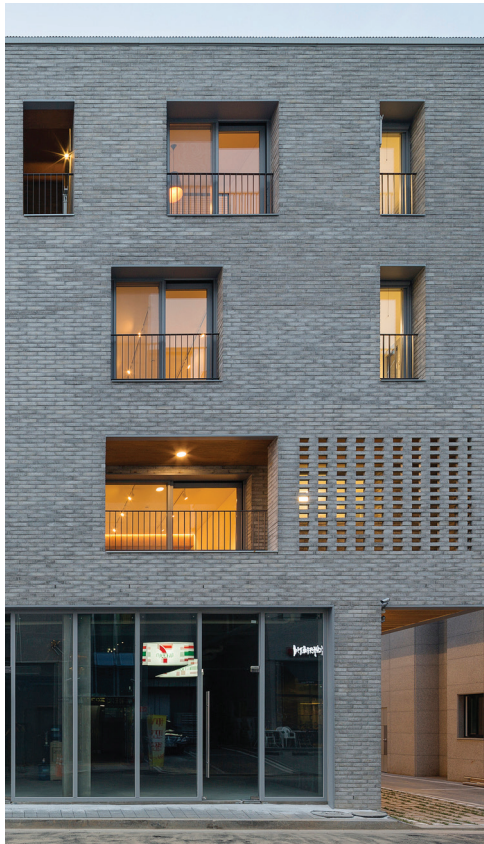
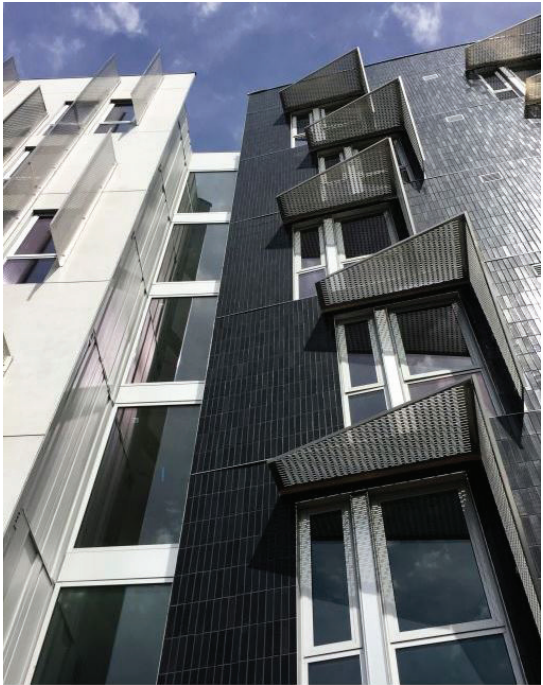
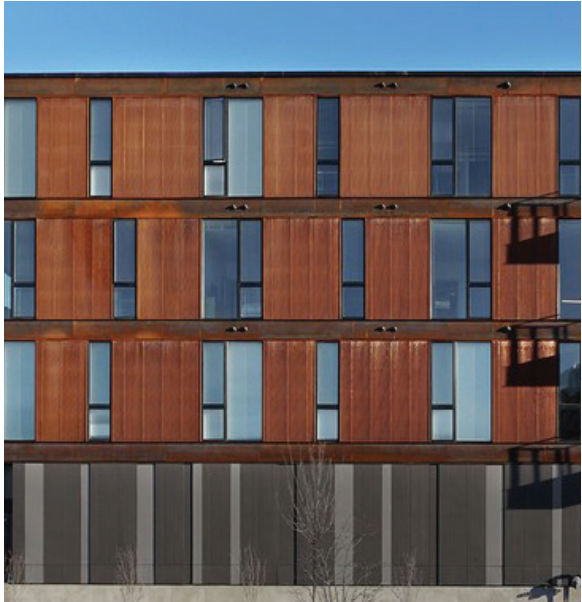
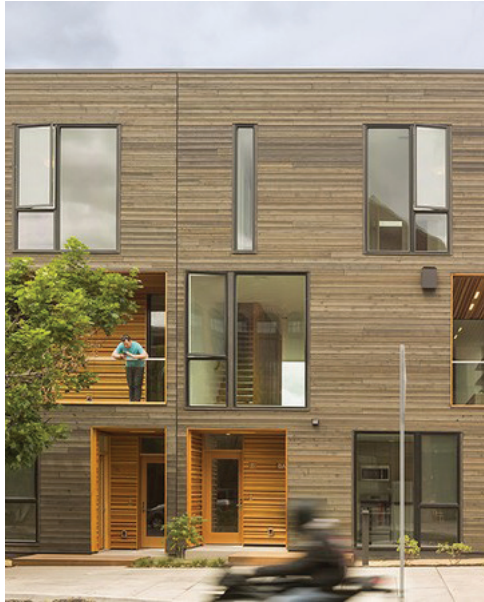
VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



INTERESTING WINDOW LINTELS

MATERIAL ACCENTS/ VARYING TEXTURES

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



VARYING WINDOW SIZES

WINDOW SHADING

TAX MAP #345.0-1-6.0, 345.0-1-6.2, AND 345.0-1-6.3

LEGEND

ZONE LINE

BUILDING SETBACK LINE

PRIMARY CIRCULATION

MAJOR ACCESS POINT

MINOR ACCESS POINT

(VEHICULAR AND/OR PEDESTRIAN)

TABLE 1.1 LOCATION AND ACREAGE OF VARIOUS USE TYPES

ZONE I	±1.72 AC.	NEIGHBORHOOD COMMERCIAL / RESIDENTIAL USES (15,000 SF COMMERCIAL AND 16 RESIDENTIAL UNITS)
ZONE II	±4.99 AC.	MULTI-FAMILY RESIDENTIAL UP TO 150 UNITS
ZONE III	±11.47 AC.	SINGLE-FAMILY RESIDENTIAL UP TO 50 LOTS 1000 SF MIN./2 - 4 BEDROOMS
ZONE IV	±27.36 AC.	RECREATION/OPEN SPACE FOR PUBLIC USE

TABLE 1.2 DENSITY OF RESIDENTIAL AREAS

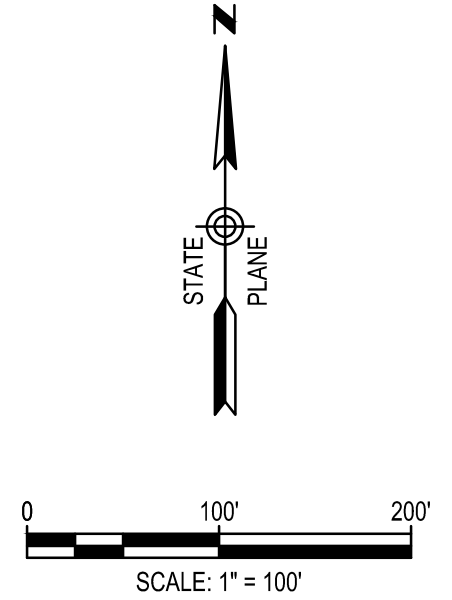
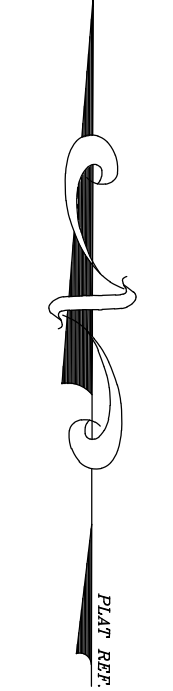
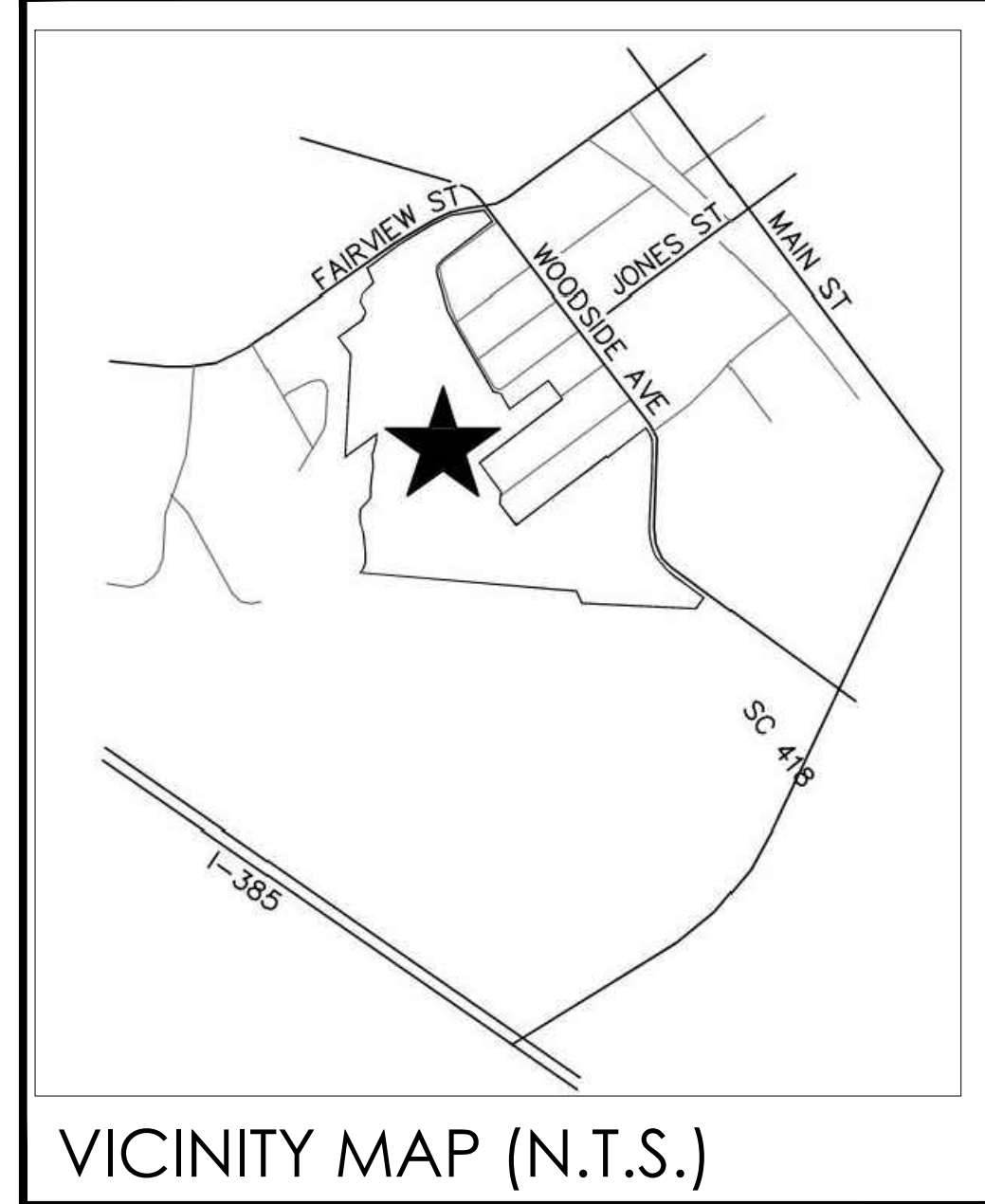
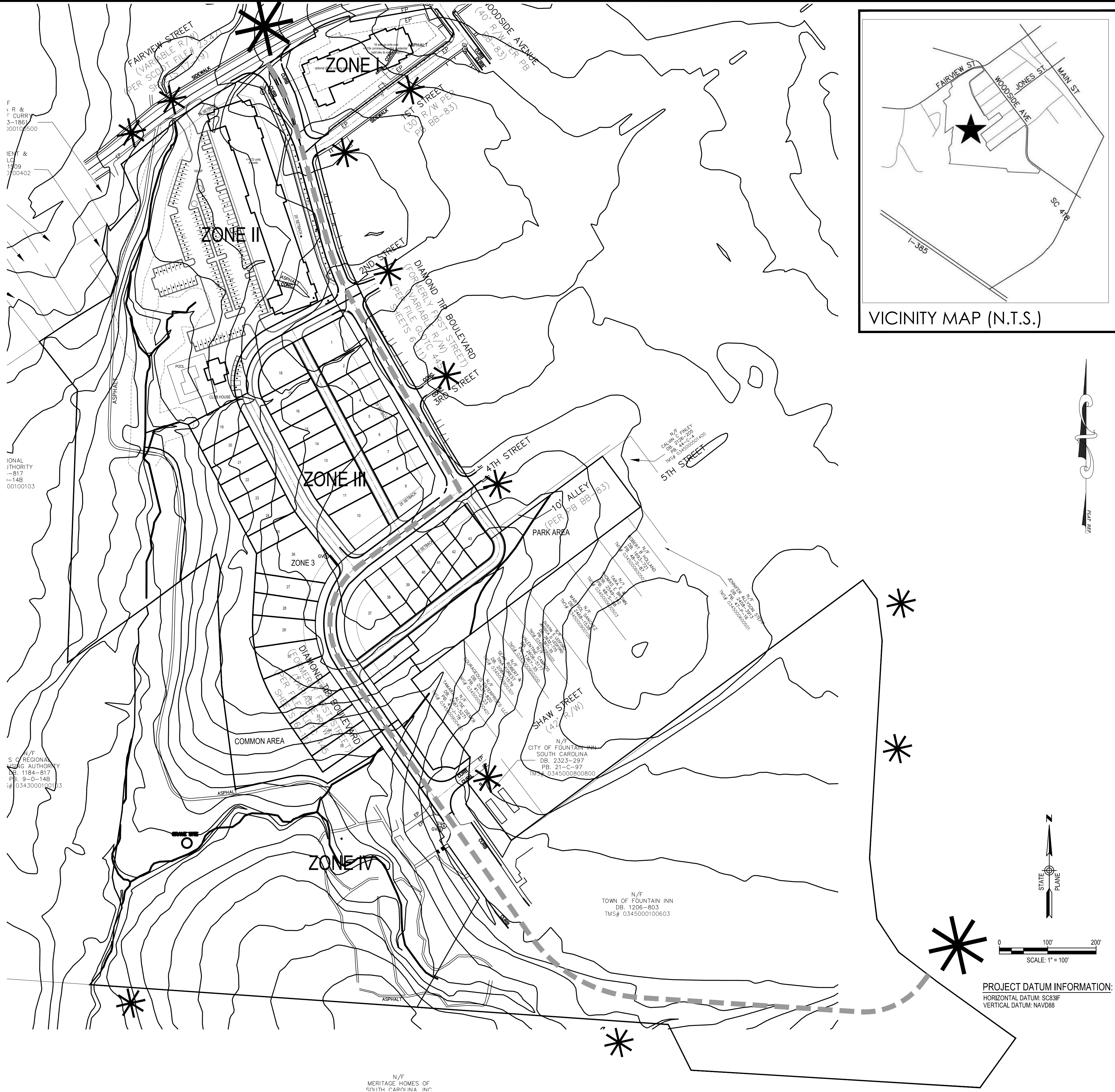
	MAX UNITS	ACREAGE	DENSITY
ZONE I	16	±1.72 AC.	9.30
ZONE II	150	±4.99 AC.	30.06
ZONE III	50	±11.47 AC.	4.36
ZONE IV	0	±27.36 AC.	0
TOTAL	216	±45.54 AC.	4.74

TABLE 1.3 PARKING

	3/1000 SF COMMERCIAL AND 1/UNIT FOR RESIDENTIAL	NEIGHBORHOOD COMMERCIAL
ZONE I	3/1000 SF COMMERCIAL AND 1/UNIT FOR RESIDENTIAL	NEIGHBORHOOD COMMERCIAL
ZONE II	1.25/UNIT FOR MULTI-FAMILY	RESIDENTIAL
ZONE III	2 PER LOT	RESIDENTIAL
ZONE IV	PER ZONING CODE	RECREATION

THE EXISTING TOPOGRAPHY (FROM CONTY INFO) OF THE SITE ALLOWS FOR PROPER ENGINEERING OF STORM DRAINAGE. THE ENGINEERED SYSTEM WILL SERVE ALL SITES.

THE BOUNDARY INFORMATION FOR THE SITE WAS OBTAINED FROM SURVEY BY 3D LAND SURVEYING AND COUNTY GIS.



PROJECT DATUM INFORMATION:
 HORIZONTAL DATUM: SC83IF
 VERTICAL DATUM: NAVD88

K:\lab\2172\00\Production\Civil\Drawings\Concepts\2022\0725 SITE PLAN.dwg, 7/25/2022 9:55:55 AM, jonathan.nichie
 THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER, ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION

DAVIS & FLOYD
 SINCE 1984
 WWW.DAVISFLOYD.COM
 164 MILESTONE WAY, SUITE 200
 GREENVILLE, SC 29615
 864-527-9800

BLACKSTOCK DEVELOPMENT
 FOUNTAIN INN, SC
 PROJECT TITLE

WOODSIDE VILLAGE PLANNED DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION
1	07/11/2022	ISSUED FOR PERMIT
2	07/11/2022	ISSUED FOR PERMIT
3	07/11/2022	ISSUED FOR PERMIT
4	07/11/2022	ISSUED FOR PERMIT
5	07/11/2022	ISSUED FOR PERMIT
6	07/11/2022	ISSUED FOR PERMIT
7	07/11/2022	ISSUED FOR PERMIT
8	07/11/2022	ISSUED FOR PERMIT
9	07/11/2022	ISSUED FOR PERMIT
10	07/11/2022	ISSUED FOR PERMIT
11	07/11/2022	ISSUED FOR PERMIT
12	07/11/2022	ISSUED FOR PERMIT
13	07/11/2022	ISSUED FOR PERMIT
14	07/11/2022	ISSUED FOR PERMIT
15	07/11/2022	ISSUED FOR PERMIT
16	07/11/2022	ISSUED FOR PERMIT
17	07/11/2022	ISSUED FOR PERMIT
18	07/11/2022	ISSUED FOR PERMIT
19	07/11/2022	ISSUED FOR PERMIT
20	07/11/2022	ISSUED FOR PERMIT

42172.00
 DATE: 07/11/2022
 DRAWN BY: JGR
 CHECKED BY: JDM
 APPROVED BY: JDM

1 of 1

Development Plan

(Please use this document as the format for the pre-application conference and for the final submittal of the rezoning application)

WOODSIDE VILLAGE PLANNED DEVELOPMENT - REVISED

1. Property Owner: City of Fountain Inn; Surendra Jain

Address: 200 North Main St. Fountain Inn SC, 29644;
02 Golden Wings Way Greer, SC 29650

Telephone Number: 864-862-4421

2. Applicant: Blackstock Development

Name: Seth Henry

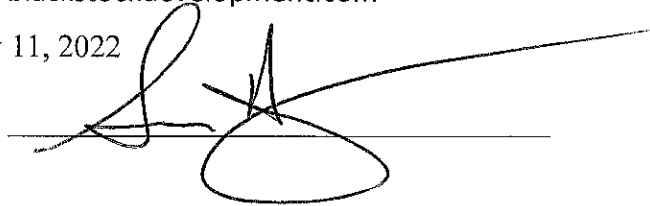
Address: 39 Rowley St., Greenville, SC 29601

Telephone Number: 864-593-1809

Email: seth@blackstockdevelopment.com

3. Date: July 11, 2022

4. Signature:

A handwritten signature in black ink, appearing to be 'Seth Henry', is written over a horizontal line. The signature is stylized with a large loop and a long horizontal stroke extending to the right.

1) Preliminary Development Plan - The applicant shall submit a digital version and also reproducible vellum of the proposed Planned Development which shall include the following:

- ___ a) A boundary survey with vicinity map, title block, scale, and north arrow.
- ___ b) Total number of acres of the overall site.
- ___ c) Location and orientation of existing and proposed buildings, number of residential use by type, square footage of non-residential uses.
- ___ d) Primary traffic circulation pattern, including external and internal points of ingress and egress.
- ___ e) Location of parking areas and approximate number of parking spaces for use.
- ___ f) Any such information or descriptions as may be deemed reasonably appropriate for review.

2) Statement of Intent — The applicant shall submit three copies of a report setting forth the characteristics of the proposed Planned Development including the following:

- ___ a) A description of the procedures of any proposed homeowners association or other group maintenance agreement.

A Property Owners Association, POA, will be established for Zones I, II and III. Zone VI will be the responsibility of the City of Fountain Inn. Each association will address the specific needs of their particular zone and will be responsible for maintenance of any entrances, including maintenance of signage, lighting, stormwater management and landscaping. It is the intent of this project to be served by a common stormwater management system and Zone I, II, and III property owners associations will share in the maintenance of the system.

- ___ b) A statement setting forth the proposed development schedule.

This statement is intended to describe in detail the proposed Planned Development of the approximately 45.5 acres on the west side of Fountain Inn, hereafter referred to as the "Project". It is bounded by Fairview Street, 1st Street Woodside Avenue, and Fountain Inn Creek. The Project encompasses the former Woodside Mill Site at the northern end and the existing Woodside Park at the southern end.

Development of the Project could begin as soon as permits are acquired and funding is in place. The primary circulation within the Project will be Diamond Tip Boulevard.

Currently all the property is zoned PD, Planned Development and the PD is proposed to be revised as described below. The limits of each zone are shown on the accompanying Preliminary Development Plan and are described as follows:

Woodside Village Planned Development

Revised Statement of Intent

ZONE I

Zone I is approximately 1.7 acres in size and will be developed as NC-Neighborhood Commercial.

Because of the unusual shape of the parcel, the standard 25-foot perimeter setback of the PD requirements would severely limit the use of this property. A reduction of setback that is consistent with the NC classification along roadways to 10' is being requested. The building size for this zone would not exceed 15,000 square feet of commercial/office and 16 residential units. On-site parking will be provided at a minimum ratio of 3 spaces per 1000 SF of commercial/office area and 1 space per dwelling unit including publicly accessible on-street parking to be provided on Diamond Tip Boulevard.

The stormwater management system in Zone I will be designed to meet and exceed state and local standards and may incorporate low impact design standards and may be combined with Zone 2. The POA for Zone I will be responsible for the maintenance of this system. However, because the Project will have more than one stormwater management system, the POA of Zones II and III may share the costs of maintenance of this system.

Access for Zone I will be from Diamond Tip Boulevard and/or 1st Street. Any road improvements are subject to review and approval by SC Department of Transportation (SCDOT) and the City of Fountain Inn.

Engineering and Architectural drawings and appropriate permits will be pursued once specific used and/or tenants have been identified. Development would begin as soon as all permits have been issued.

ZONE II

Zone II is approximately 5.0 acres and will be developed as Multi-family Residential.

The development density will be a maximum of 150 units. The current plan includes 144 units and the maximum height above Diamond Tip Boulevard will be 50'. These units will be studio, 1, 2, and 3 bedroom dwellings. On-site parking will be provided at a minimum ratio of 1.25 spaces per dwelling and publicly accessible on-street parking will be provided on Diamond Tip Boulevard. Building materials and architectural detailing will be inspired by early twentieth century textile mill architecture. The primary material will be brick veneer and secondary materials may include cementitious and architectural metal panels. Final material color selections will be provided to the Fountain Inn Planning Commission for approval as part of the FDP application. Samples of the style and character of the buildings are attached.

Access for Zone II will be from Fairview Street and the new neighborhood street adjoining Zone II and Zone III. Waste management for Zone II will be addressed on-site with screened or subterranean waste containers. Mailboxes for Zone II will be inside the building(s).

The stormwater management system in Zone II will be designed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone II will be responsible for the maintenance of this system. However, because the project will have more than one stormwater management system, the POA of Zones I and III may share the maintenance of this system.

Engineering and Architectural drawings and appropriate permits will be pursued immediately upon approval of the revised Planned Development. Development may begin as soon as all permits have been issued.

ZONE III

Zone III consists of approximately 11.5 acres and will be developed as Single Family Residential with maximum density of 7.3 unit per acre (equal to the R-6 Residential classification). Primary access will be provided into Zone III from Diamond Tip Boulevard road and from the existing 2nd, 3rd, and 4th Streets. Zone III will also include construction of additional internal roads and alleys.

The stormwater management system in Zone III will be designed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone III will maintain this system. However, because the Project will have a single stormwater management system, the POA of Zones I and II may share in the maintenance of this system.

Engineering and Architectural drawings and appropriate permits will be pursued prior to development.

ZONE IV

Zone IV is approximately 27.4 acres and will be used as active and passive recreation. Currently, most of Zone IV is Woodside Park, which has three ball fields, restroom facilities, a picnic shelter, walking trails, and other amenities. An extension of the Swamp Rabbit Trail to connect the park to Fairview Street is planned. Other improvements will be planned at a later date.

Access for this portion of Project will be by way of Diamond Tip Boulevard and Woodside Avenue. Existing access points will be utilized. Additional access for the Project will be provided on the south side of the Project for possible future expansion.

Stormwater management for Zone IV will be the responsibility of the City of Fountain Inn.

___ A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements. .

Diamond Tip Boulevard was previously constructed. Additional improvements will include adding street parking along Diamond Tip Boulevard and 1st Street, construction of new roads and alleys to serve Zone III and extension of utilities as required for the development.

___ c) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.

Public utilities are available to the Project and will be utilized as needed. .

___ d) A statement describing the architectural style, appearance and orientation of proposed buildings.

Examples to confirm the style and character for Zone I and Zone II are attached. The single-family homes in Zone III will also be in similar character and style to the existing surrounding homes.

___ e) A statement describing the landscaping and screening of proposed project.

It is requested that the buffer for Zone I be waived as it is surrounded by roadways. Landscaping along roadways will be provided as practical and will be reviewed as part of the Final Development Plan approval.

Where landscape berms are utilized, they will vary in height and width to provide a more natural effect.

A minimum 10' buffer will be provided along Fairview Street and will be landscaped with deciduous and evergreen trees and shrubs with groundcovers consisting of grasses and mulches. Additional landscaping will be provided within Zones II and III, including a minimum of two – 2" caliper trees per lot in Zone III. The Property Owners Associations will be responsible for the maintenance of their respective zones.

The buffer along existing creeks and streams will remain in its natural state. Additional landscaping will be added as needed to provide adequate screening for the Project.

___ f) A statement describing the maintenance and screening of any proposed pond, lake, or retention pond contained in the development.

Detention ponds and the storm water management systems will be designed to provide positive drainage for the entire Project. Any ponds will be either fenced or landscaped as appropriate for the situation.

___ g) A statement describing pedestrian access and circulation throughout the project.

All proposed streets and parking areas will be engineered and constructed in accordance with SCDOT, Greenville County and/or City of Fountain Inn Regulations. Sidewalks will connect to existing sidewalks where practical.

To facilitate safe pedestrian circulation, sidewalks will connect from parking areas to the residential streets.

A network of walking trails is planned to facilitate the walk-ability of the Project.

Currently, there is an established trail system or sidewalks within or adjacent to the Project. The Project will connect to existing pathways and sidewalks to make pedestrian circulation safe and possible throughout the Project. Another source considered is the Safe Routes to School program that promotes more accessibility for children walking or biking to school.