

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM THE PLANNING & DEVELOPMENT DEPT.
December 5, 2022**

DOCKET NUMBER: FI 2022-041

APPLICANT: Bon Secours Mercy Health
OWNER: Fountain Inn Partners LLC

PROPERTY LOCATION: 910 North Main Street

TAX MAP NUMBER: 0341050100100, P/O 0341050100200

ACREAGE: ~1.77 ac

ZONING: PD, Planned Development District

Existing Land Use: vacant (grading permit issued)

Adjacent Land Use: North: Residential
East: Residential
South: Residential
West: Commercial

Adjacent Zoning: North: PD, Planned Development
East: R-15, Residential
South: R-M, Residential Multifamily
West: R-15 Residential; C-2 Commercial

ANALYSIS:

The subject property is located within the commercial portion of the Fountain Inn Village Planned Development along north Main Street. Adjacent properties include single-family homes and duplexes to the south, vacant land to the east towards Quail Run, and commercial uses to the west. The applicant, Mercy Health, is requesting final design approval to construct a medical office facility at the corner of Village Vista Drive and North Main Street as part of a Final Development Plan. The development would take up approximately 2/5th of the three commercial outlots facing North Main Street. The FDP submittal includes color renderings, a site plan, landscape plan, and lighting plan including the landposts to be used in the c parking lot. Family medical office uses have a much lesser traffic impact than other commercial uses including restaurant, services, or sales. One entrance is shown off Village Vista, while a right-in, right-out ingress/egress is approved by SCDOT to be located centrally on North Main Street. Architecturally, the office will be made from white masonry and includes a traditional pitch roof.

Aerial Map (source: Greenville County GIS):



Zoning Map (source: Greenville County GIS):

**Site Photos:**

View of subject property from N. Main Street, looking west



View from subject property from N. Main Street, looking north towards Village



ANALYSIS:

Per the Fountain Inn, South Carolina – Code of Ordinances and Ordinance TX2016-01 adopted by Fountain Inn City Council, the PD district is established 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. Village at Fountain Inn was developed beginning in 2017 as single-family detached housing by Ryan Homes, while Fountain Inn Townes (also by Ryan Homes) was constructed 2019-2021. Three commercial outparcels also lie within the PD.

The Fountain Inn Village PD Statement of Intent allows for single family homes in the rear and middle, while any commercial use is allowed along Main Street so long as the structure is masonry, “fits the historic character” of the neighborhood, and is approved by the Planning Commission as part of a Final Development Plan. The single-family section was previously approved in a previous Final Development Plan.

Below are the requirements for submitting the Final Development Plan for a Flexible Review District (FRD) zone:

Zoning Ordinance

5:9.4.7. Final Development Plan. Approval of a Concept Plan shall constitute authority for the applicant to prepare a Final Development Plan. All Final Development Plans in the FRD district will require a site plan review and approval by the Fountain Inn Planning Commission in accordance with Section 3 of the Fountain Inn Land Development Regulations.

Land Development Regulations

3.4.1. Intent. The review of final development plans for the flexible review district is intended to guarantee the type and quality of development described in the statement of intent and the location and quantity of development shown on the preliminary development plan. This development should be aesthetically pleasing and harmonize with the surrounding development(s).

3.4.2. Application procedure. All applications for development in the flexible review district shall be made to the planning department. The application shall be accompanied by the application fee of \$75.00. No building permit or certificate of occupancy shall be issued in a PD district until the planning commission, acting upon the recommendation of the planning department staff, has approved a final development plan (FDP) meeting the requirements of this section. All requests for approval of a final development plan require that the city provide the applicant or his designated representative with signs to post on the property. The signs shall be posted at least 15 days prior to the date of the planning commission meeting. One reproducible copy of the FDP setting forth specific design characteristics of the planned development in accordance with the approved preliminary development plan shall be submitted to the planning department. The plans shall be on a reproducible vellum (22 inches × 27 inches minimum size) and shall provide the following information:

A. A boundary survey drawn to a scale no greater than 100 feet to one inch with vicinity map, title block, scale, north arrow, the location of any utility easements and the names of boundary streets. The yard dimensions from the development boundaries and adjacent streets shall also be shown.

B. A site plan prepared by a registered engineer/surveyor with the location and proposed use(s) of all buildings or structures within the planned development. A chart outlining the gross square footage and/or the number of residential dwelling units, by type and number of bedroom units in each, should be provided on the site plan or as a separate document. This chart also should include the total floor area for all nonresidential uses by type, the number of acres devoted to each

land use, and the total number of parking spaces provided. The following shall be provided along with the site plan if applicable:

- 1. The location of open space areas, specifying the proposed treatment or improvements of all such areas and delineating those areas proposed for specific types of developed recreational facilities (i.e., pools, tennis courts, etc.).*
- 2. The site's traffic circulation plan, including the location of curb cuts and points of ingress/egress, and also including the location and width of all streets, drives, medians, service areas, dumpster pads, entrances to parking areas, etc.*
- 3. The site's lighting plan, including the location, height, and type of all exterior fixtures.*
- 4. The site's landscape plan, including the location, size and type of all proposed materials to be planted and the general locations and types of vegetation to remain following site development.*
- 5. The site's signage plan, which includes all exterior signage of the development.*

C. Sketches and/or elevations of typical buildings/structures and their design standards.

D. A letter from the county engineer and the soil and water conservation district stating that stormwater management and sedimentation and erosion control plans have been submitted and approved.

E. Other such information as may be deemed reasonably appropriate for planning department review.

3.4.3. Signs. The planning commission, acting upon staff recommendation, may approve or disapprove the signage plan for the PD district. In reviewing the signage plan, the planning commission may require modifications that will assure compliance with the preliminary development plan and statement of intent approved by city council.

3.4.4. Minimum off-street parking and loading. The planning commission shall not approve a final development plan until the planning department staff has reviewed and made its recommendation of a parking scheme for the development.

3.4.5. Planning commission action. The planning commission, acting upon the recommendation of the planning department staff, may approve or disapprove the final development plan submitted by the applicant. In reviewing the final development plan, the planning commission may require any such design modifications as necessary to assure compliance with the approved preliminary development plan. In the event that the planning commission finds that the final development plan is not in accordance with the approved preliminary development plan, it shall disapprove the final plan.

(Ord. No. TX 2016-001, § 3(Att. 2), 8-11-16)

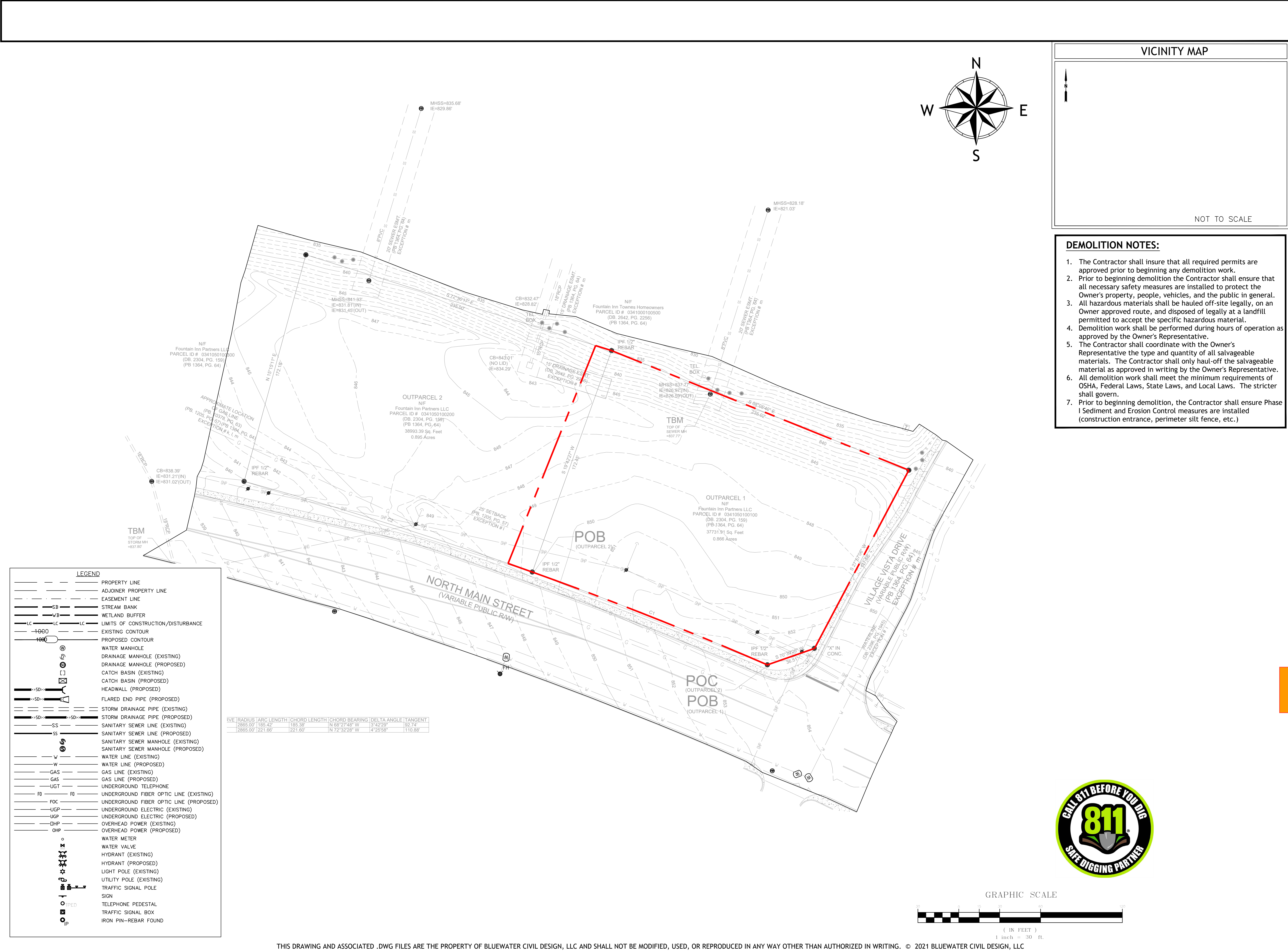
Staff Recommendation:

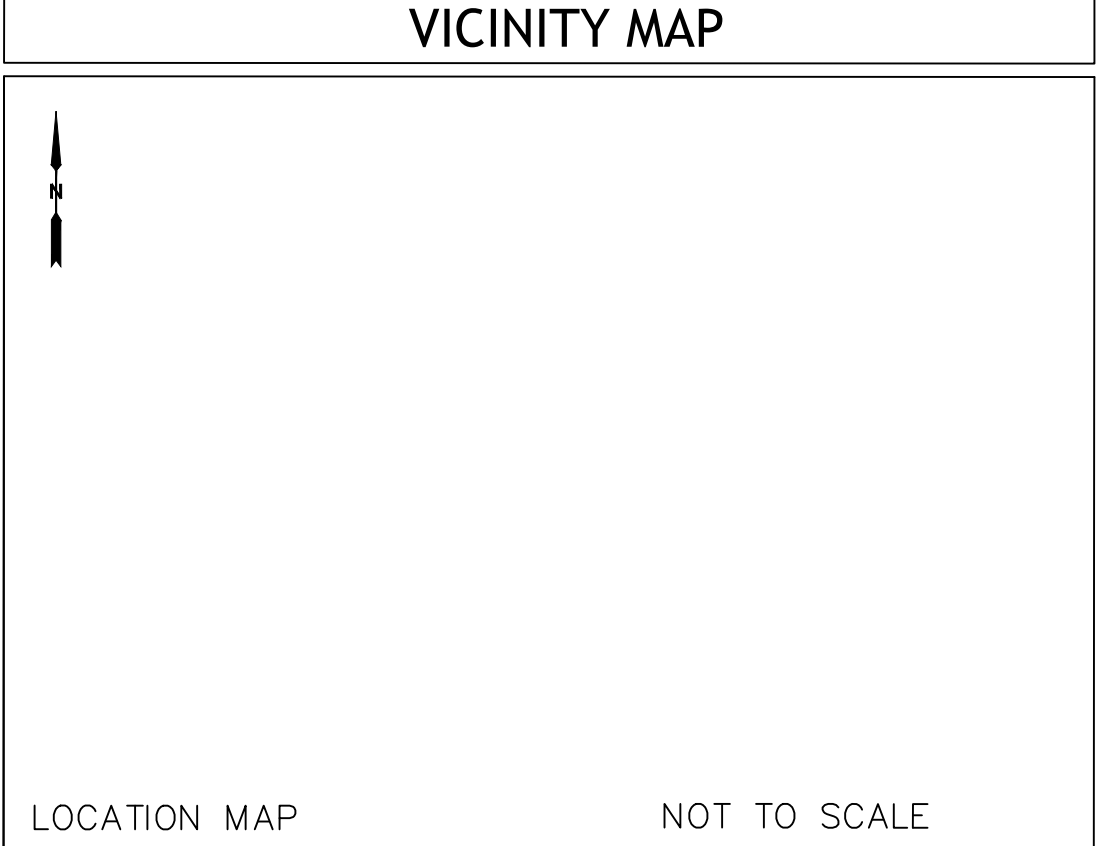
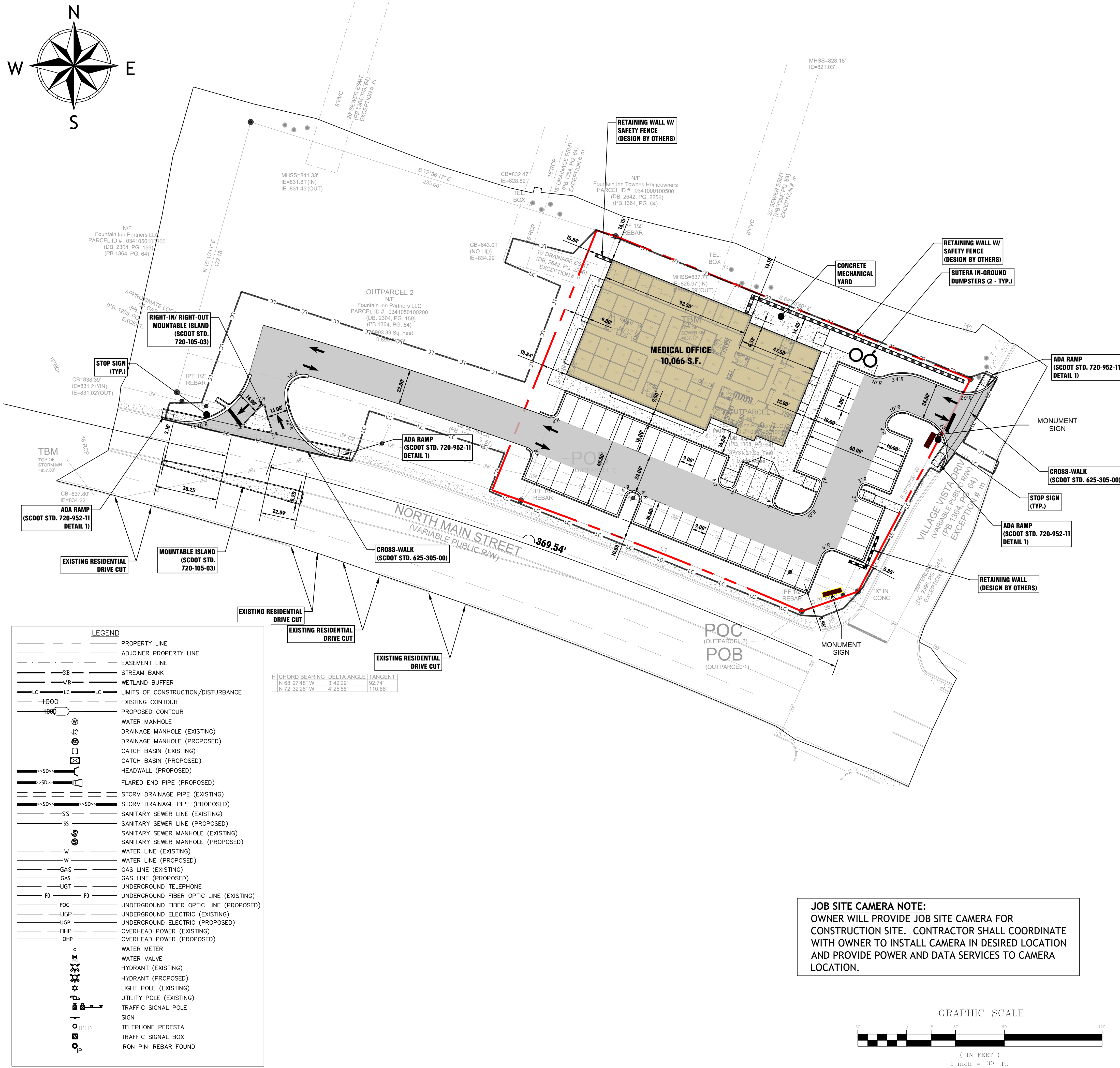
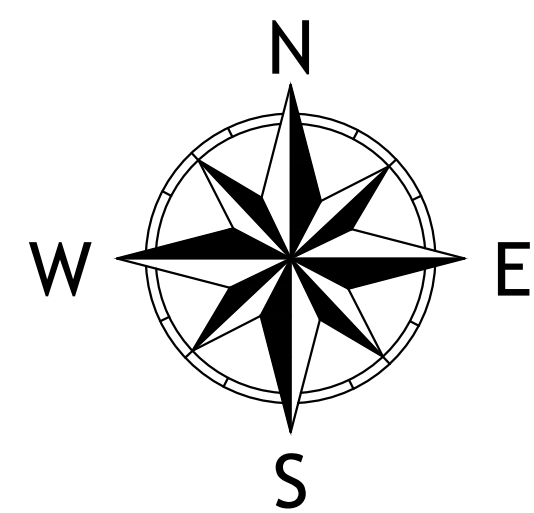
Approval of the Final Development Plan for Fountain Inn Village, with the following conditions:

- A revised signage plan with the medical office brand must be submitted and approved by City planning staff. No revisions in sign dimensions shall be permitted from those approved by the Fountain Inn Planning Commission.

APPENDIX A
FINAL DEVELOPMENT PLAN SUBMITTAL

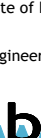
EXHIBIT(S):
DEVELOPMENT PLAN
LANDSCAPE PLAN
LIGHT PLAN SAMPLES
BUILDING ELEVATIONS





<u>DRIVE-THRU RESTAURANT STRIPING NOTE:</u> DRIVE-THRU RESTAURANTS GREEN CHEVRON STRIPING SHALL BE SHERWIN WILLIAMS PANTONE 369-C PER DRIVE-THRU RESTAURANTS STANDARDS AND SPECIFICATIONS.
<u>A.D.A. RAMP NOTE:</u> TACTILE WARNING MATS ARE TO BE INSTALLED ON ALL WHEELCHAIR RAMPS.
<u>STRIPING NOTE:</u> ALL STRIPING IN <u>SCDOT</u> RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND INSTALLED TO <u>SCDOT</u> STANDARD DRAWINGS AND SPECIFICATIONS. ALL OTHER PAINTED.
<u>BUILDING NOTE:</u> THE CONTRACTOR SHALL SEE THE ARCHITECTURAL BUILDING PLANS FOR EXACT BUILDING DIMENSIONS, COLUMN LINES, WALL DIMENSIONS, DOOR LOCATIONS, STOOP/STEP LOCATIONS, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF ENGINEER.
<u>BUILDING FOOTING NOTE:</u> IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE BETWEEN THE CIVIL PLANS / ARCHITECTURAL PLANS / STRUCTURAL PLANS REGARDING THE GROUND ELEVATIONS DIRECTLY EXTERNAL OF THE BUILDING IN RELATION TO THE STRUCTURAL BUILDING FOOTINGS.
<u>SITE LIGHTING NOTE:</u> REFER TO ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN.



Project Number: 2022-067
DWG Name: 2022-067 civil.dwg
Drawing Scale: as noted
Date of Project: 09/2022
Engineer of Record:
 Christopher L. Price, P.E.
South Carolina Reg 22396

blue **WATER**
civil design
bluewater civil design, LLC
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:
SC C04212 - GA PE005865
NC P0868 - AL C04065E

**Bon Secours St. Francis
Medical Office Building**
N. Main Street
Fountain Inn, South Carolina

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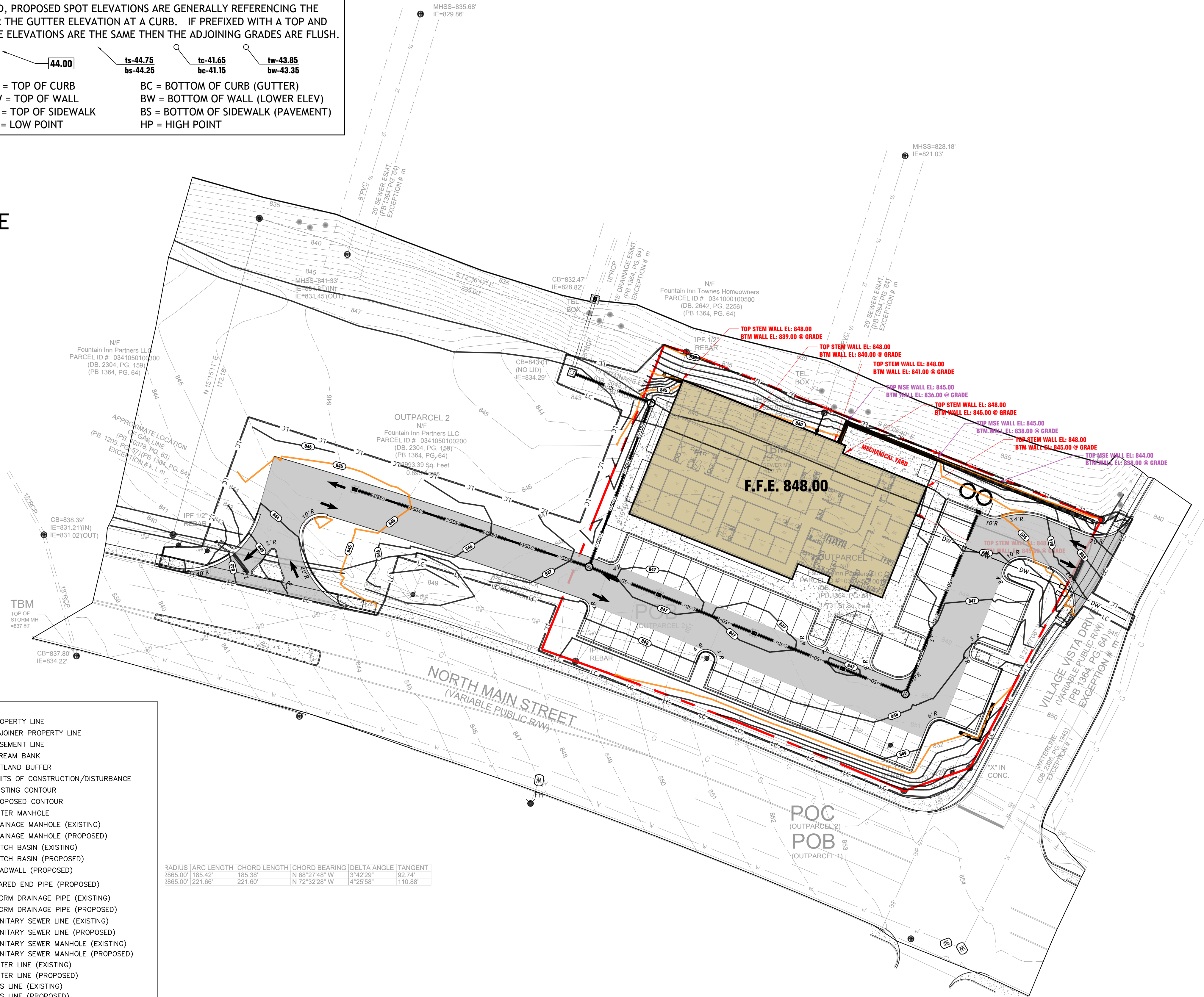
SITE PLAN

C101

UNLESS OTHERWISE PREFIXED, PROPOSED SPOT ELEVATIONS ARE GENERALLY REFERENCING THE GROUND ELEVATION AND/OR THE GUTTER ELEVATION AT A CURB. IF PREFIXED WITH A TOP AND BOTTOM ELEVATION AND THE ELEVATIONS ARE THE SAME THEN THE ADJOINING GRADES ARE FLUSH.

44.00	ts-44.75 bs-44.25	tc-41.65 bc-41.15	tw-43.85 bw-43.35
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TC = TOP OF CURB	BC = BOTTOM OF CURB (GUTTER)
TW = TOP OF WALL	BW = BOTTOM OF WALL (LOWER ELEV)
TS = TOP OF SIDEWALK	BS = BOTTOM OF SIDEWALK (PAVEMENT)
LP = LOW POINT	HP = HIGH POINT



LEGEND	
_____	PROPERTY LINE
_____	ADJOINER PROPERTY LINE
_____	EASEMENT LINE
_____SB	STREAM BANK
_____WB	WETLAND BUFFER
_____LC _____ LC _____ LC	LIMITS OF CONSTRUCTION/DISTURANCE
_____1000	EXISTING CONTOUR
_____1000	PROPOSED CONTOUR
_____⊕	WATER MANHOLE
_____⊕	DRAINAGE MANHOLE (EXISTING)
_____⊕	DRAINAGE MANHOLE (PROPOSED)
_____⊠	CATCH BASIN (EXISTING)
_____⊠	CATCH BASIN (PROPOSED)
_____>SD>>	HEADWALL (PROPOSED)
_____>SD>>	FLARED END PIPE (PROPOSED)
_____>SD>>	STORM DRAINAGE PIPE (EXISTING)
_____>SD>>	STORM DRAINAGE PIPE (PROPOSED)
_____SS	SANITARY SEWER LINE (EXISTING)
_____SS	SANITARY SEWER LINE (PROPOSED)
_____⊕	SANITARY SEWER MANHOLE (EXISTING)
_____⊕	SANITARY SEWER MANHOLE (PROPOSED)
_____W	WATER LINE (EXISTING)
_____W	WATER LINE (PROPOSED)
_____GAS	GAS LINE (EXISTING)
_____GAS	GAS LINE (PROPOSED)
_____UGT	UNDERGROUND TELEPHONE
_____FO _____ FO	UNDERGROUND FIBER OPTIC LINE (EXISTING)
_____FOC	UNDERGROUND FIBER OPTIC LINE (PROPOSED)
_____UGP	UNDERGROUND ELECTRIC (EXISTING)
_____UGP	UNDERGROUND ELECTRIC (PROPOSED)
_____DHP	OVERHEAD POWER (EXISTING)
_____OHP	OVERHEAD POWER (PROPOSED)
_____○	WATER METER
_____○	WATER VALVE
_____⊕	HYDRANT (EXISTING)
_____⊕	HYDRANT (PROPOSED)
_____☆	LIGHT POLE (EXISTING)
_____⊕	UTILITY POLE (EXISTING)
_____⊕	TRAFFIC SIGNAL POLE
_____⊕	SIGN
_____⊕ PED	TELEPHONE PEDESTAL
_____⊕	TRAFFIC SIGNAL BOX
_____⊕	IRON PIN-REBAR FOUND

RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
865.00'	185.42'	185.38'	N 68°27'48" W	3°42'29"	92.74'
865.00'	221.66'	221.60'	N 72°32'28" W	4°25'58"	110.88'

NOT TO SCALE

1. ALL SITE A.D.A. ACCESSIBLE ROUTES SHALL BE GRADED TO HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (1:20) AND A MAXIMUM CROSS-SLOPE OF 2.00%.
2. ALL SITE A.D.A. PARKING SPACES SHALL BE GRADED TO HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 2.00%.
3. MINIMUM SLOPE IN ANY GRASSED AREA SHALL BE 2.00%. MINIMUM SLOPE IN ANY PAVED AREA SHALL BE 1.15%.
4. MAXIMUM SLOPE IN ANY PARKING SPACE SHALL BE 4.00%.
5. ALL FILL/CUT SLOPES SHOWN ON THE SITE SHALL BE 3:1 OR AS INDICATED ON THE PLAN.
6. CUT SLOPES IN ROCK MAY BE LEFT EXPOSED IF APPROVED BY THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL GRADE AROUND ALL LANDSCAPE ISLANDS TO PROVIDE POSITIVE DRAINAGE AROUND THE ISLAND AT A MINIMUM 1.00% SLOPE.
8. THE CONTRACTOR SHALL COORDINATE ALL EXCAVATION WITH THE GEOTECHNICAL TESTING COMPANY. COMPACTION SHALL BE PER THE GEOTECHNICAL REPORT FOR THIS SPECIFIC PROJECT.
9. THE CONTRACTOR SHALL INCLUDE IN PRICE ALL CUT/FILL NECESSARY TO BALANCE EARTHWORK ON-SITE BY RAISING OR LOWERING THE BENCHMARK ELEVATION. UNIT PRICES SHALL BE PROVIDED FOR MASS ROCK EXCAVATION, TRENCH ROCK EXCAVATION, HAUL OFF, AND HAUL IN AND DEWATERING.
10. THE RETAINING WALLS ON THE CIVIL PLANS ARE SHOWN TO INDICATE HEIGHTS AND LOCATION AT GRADE. REFER TO THE STRUCTURAL DRAWINGS FOR DETAILING OF WALL CONSTRUCTION. THIS DRAWING IS NOT TO BE USED BY THE CONTRACTOR AS CERTIFIED CONSTRUCTION DRAWING FOR RETAINING WALL CONSTRUCTION.

ALL EXISTING FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT SITE ENGINEER AND OWNER IMMEDIATELY IF ANY DISCREPANCIES ARE NOTICED.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF THE CBM/TBM (CONSTRUCTION BENCHMARK/TEMPORARY BENCHMARK) PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR'S SURVEYOR TO STAKE ALL BUILDING CORNERS PRIOR TO CONSTRUCTION
CONTRACTOR TO CONTACT SURVEYOR TO APPROVE PRIOR TO BEGINNING BUILDING
CONSTRUCTION.

SDMH:	STORM DRAIN MANHOLE (SCDOT STD)
HOODED GRATE:	2' X 3' HOODED GRATE INLET (SCDOT STD)
GRATE:	2' X3 3' FLAT GRATE INLET (SCDOT STD)
YARD:	CONC TOP OPEN ON 4 SIDES INLET (SCDOT STD)
AREA DRAIN:	ADS NYLOPLAST AREA DRAIN WITH 12" DOME GRATE



Age Group	Percentage
30-39	60%
40-49	30%
50-59	15%
60-69	3%
70-79	3%
80-89	3%
90-99	3%

(IN FEET)
1 inch = 30 ft

**Bon Secours St. Francis
Medical Office Building**
N. Main Street
Fountain Inn, South Carolina

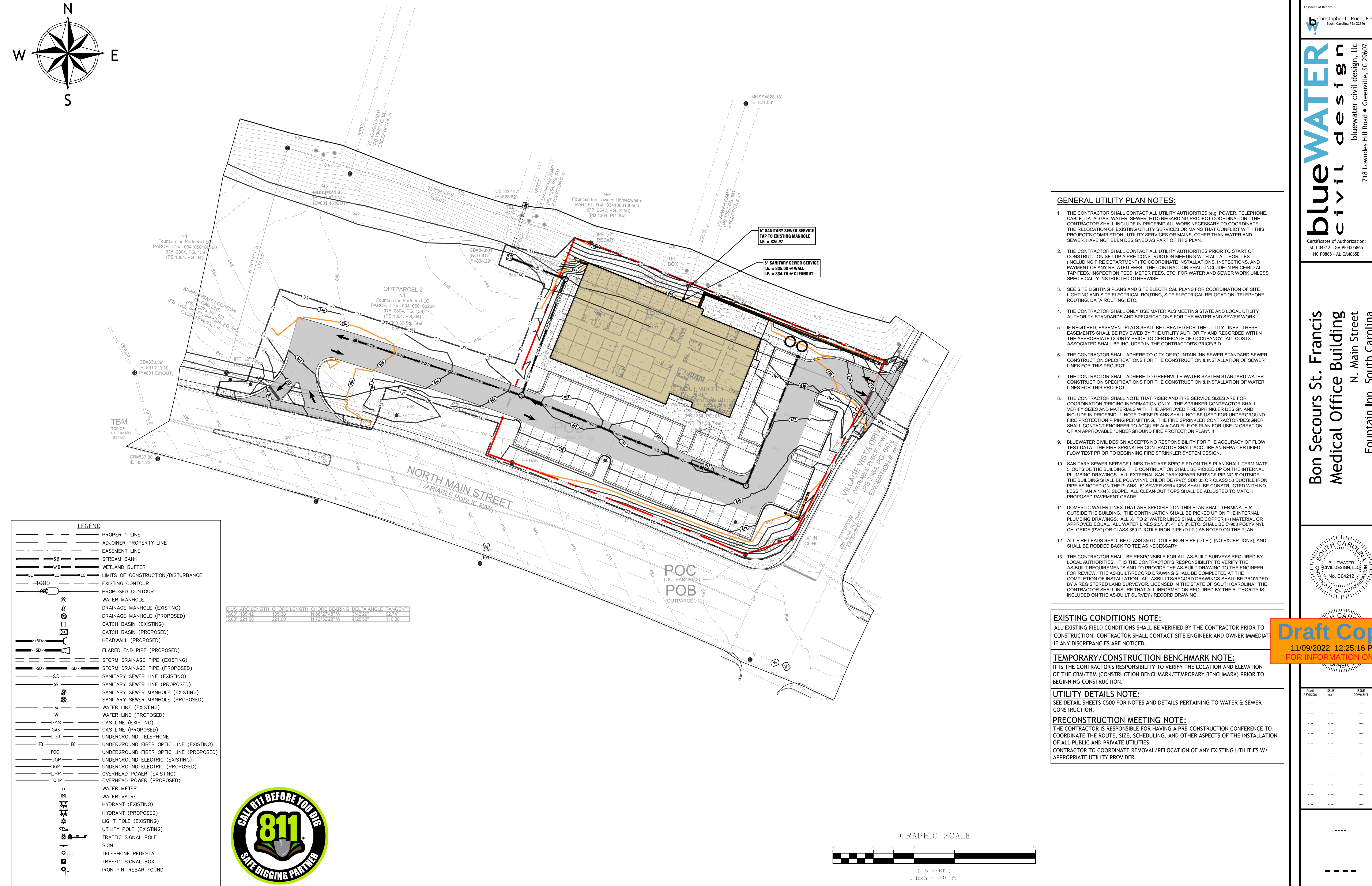


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FOR INFORMATION ONLY

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VICINITY MAP

LOCATION MAP

NOT TO SCALE

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A. THE CONTRACTOR MUST PREVENT OR MINIMIZE THE DISCHARGE OF HAZARDOUS SUBSTANCES OR OIL IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE IN ACCORDANCE WITH THE SWPPP. THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES DOES NOT RELIEVE THE CONTRACTOR OF THE FEDERAL REPORTING REQUIREMENTS OF 40 CFR PART 110, 40 CFR PART 117 AND 40 CFR PART 302 RELATING TO SPILLS OR OTHER RELEASES OF OILS OR HAZARDOUS SUBSTANCES.

- B. WHERE A RELEASE CONTAINING A HAZARDOUS SUBSTANCE OR OIL IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY ESTABLISHED UNDER EITHER 40 CFR PART 110, 40 CFR PART 117 OR 40 CFR PART 302, OCCURS DURING A 24-HOUR PERIOD:
 1. THE CONTRACTOR MUST NOTIFY THE S.C.D.H.E.C. EMERGENCY RESPONSE SECTION AT 803-253-6488 AND THE NATIONAL RESPONSE CENTER (NRC) (800) 424-8802 IN ACCORDANCE WITH THE REQUIREMENTS OF 40 CFR PART 110, 40 CFR PART 117 AND 40 CFR PART 302 AS SOON AS SITE STAFF HAVE KNOWLEDGE OF THE DISCHARGE; AND
 2. THE CONTRACTOR MUST MODIFY THE SWPPP AS REQUIRED UNDER WITHIN 14 CALENDAR DAYS OF KNOWLEDGE OF THE RELEASE TO: PROVIDE A DESCRIPTION OF THE RELEASE, THE CIRCUMSTANCES LEADING TO THE RELEASE, AND THE DATE OF THE RELEASE. IN ADDITION, THE CONTRACTOR MUST REVIEW THE SWPPP TO IDENTIFY MEASURES TO PREVENT THE REOCCURRENCE OF SUCH RELEASES AND TO RESPOND TO SUCH RELEASES, AND YOU MUST MODIFY THE SWPPP WHERE APPROPRIATE.

ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND APPROVED PRIOR ANY EQUIPMENT ENTERING SITE. BMP'S SHALL MAINTAINED PER ANDERSON COUNTY REGULATIONS AND S.C.D.H.E.C. BMP MANUAL. THE CONTRACTOR SHALL REFERENCE THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL EROSION CONTROL PROCEDURES ON SITE.

TEMPORARY CONSTRUCTION SIGNS SHALL NOT BE PLACED
WITHIN THE ROAD RIGHT OF WAY OR SIGHT TRIANGLES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL 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.

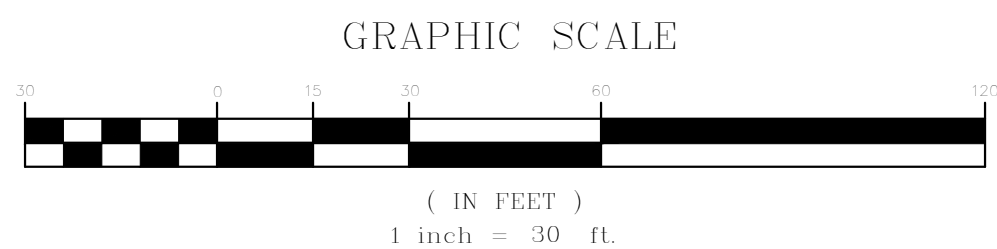
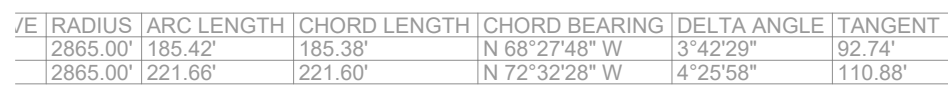
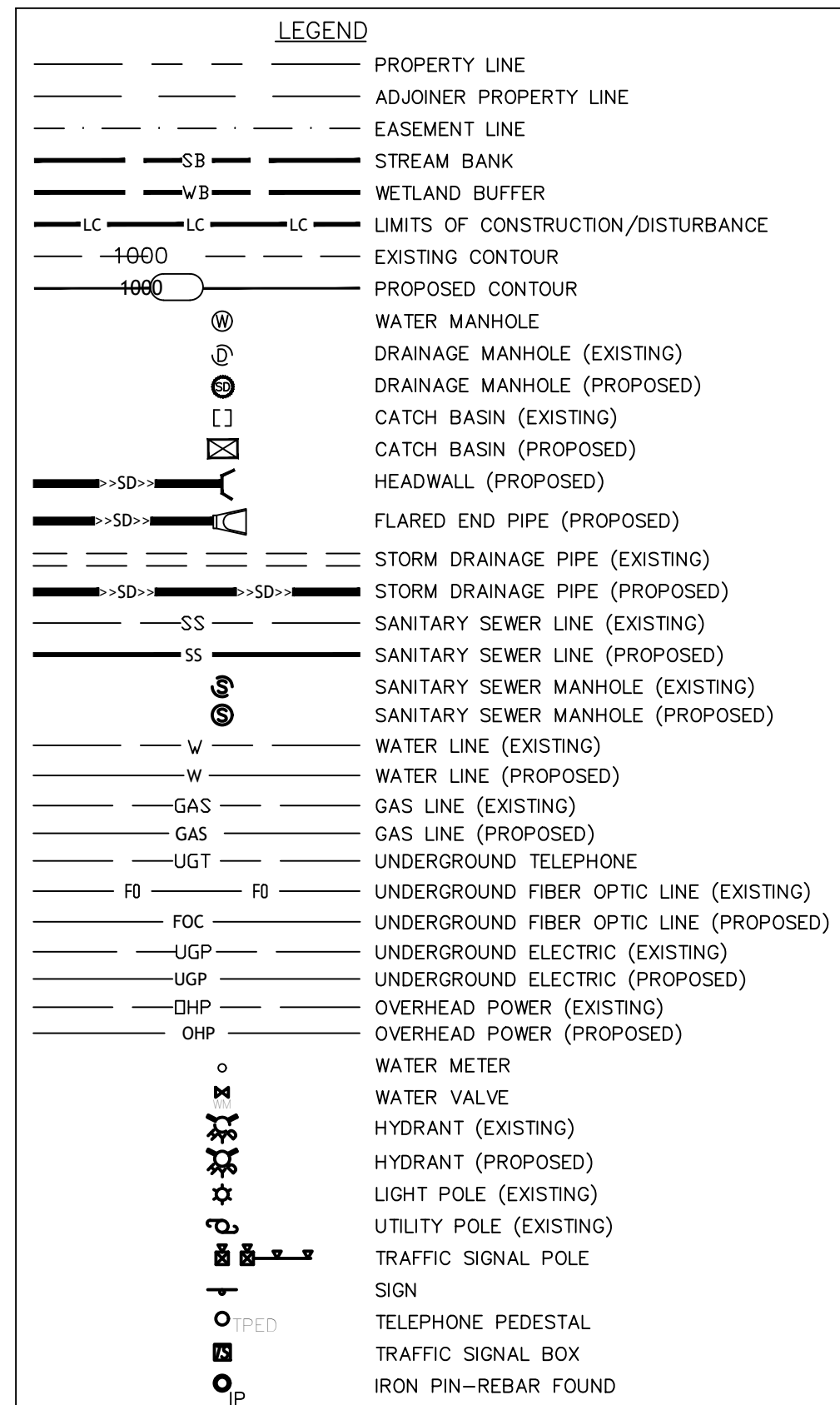
	<u>STORM DRAINAGE</u> <u>MANHOLE/ RISER</u>
	<u>ROCK CHECK DAM</u>
	<u>STORM DRAINAGE</u>
	<u>PROPOSED GRADE LINE</u>
	<u>SILT FENCE</u>
	<u>INLET PROTECTION</u>
	<u>DISTURBED LIMITS</u>
	<u>DIVERSION SWALE/BERM</u>
	<u>CONSTRUCTION ENTRANCE</u>
	<u>DOUBLE STACKED</u> <u>SEDIMENT TUBE</u>
	<u>SKIMMER DEVICE</u>
	<u>SLOPE MATTING (CURLEX II)</u>

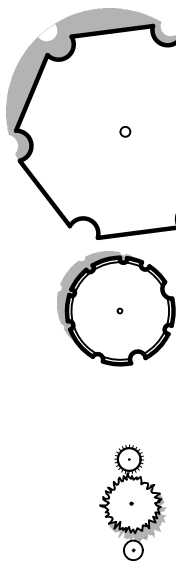
THE CONTRACTOR SHALL PROVIDE JUTE MATTING OR
APPROVED EQUIVALENT ON ALL SLOPES 3:1 OR GREATER.

CONSTRUCTION TRAFFIC WILL BE USING STONE CONSTRUCTION ENTRANCES AND SHALL INSURE THAT THEY ARE NOT TRACKING SEDIMENT OFF-SITE. CONTRACTOR SHALL MONITOR AND CLEAN THE ROADWAY IF REQUIRED.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

THE CONTRACTOR SHALL USE ALL REASONABLE MEANS (e.g. WATER TRUCK, TARPS, MULCH, GRASSING, ETC.) NECESSARY TO REDUCE DUST DURING DEMOLITION AND CONSTRUCTION.

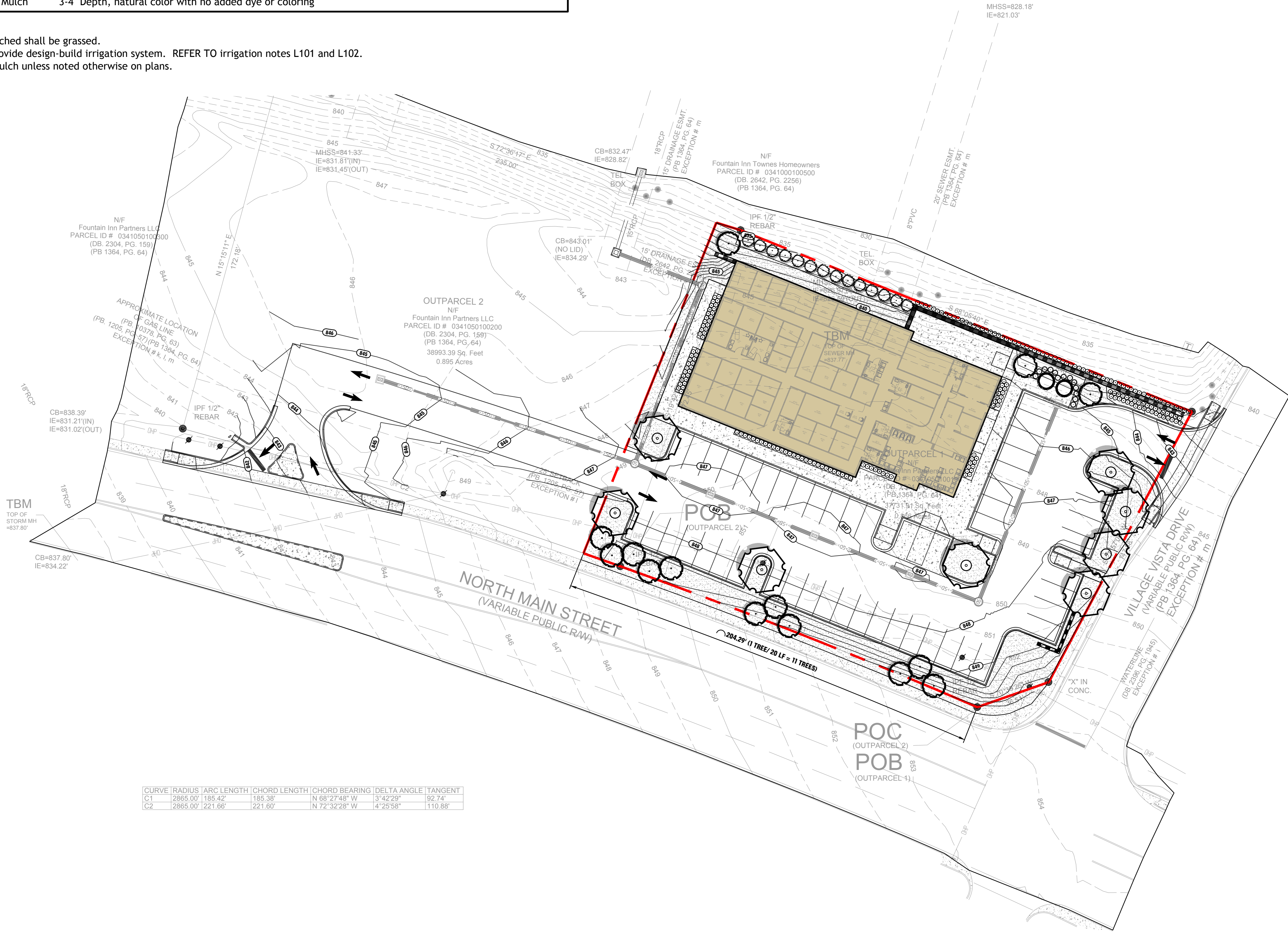




PLANT SCHEDULE		NOTE: PLANT QUANTITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL QUANTITIES AS SHOWN ON PLANS PRIOR TO BIDDING AND INSTALLATION.			
QTY.	COMMON NAME	BOTANICAL NAME	SYM.	SIZE	SPACING
CANOPY TREES					
8	Autumn Blaze Maple	Acer x freemanii 'Jeffers Red'	RM	10-12' HT; 2" CAL.	Varies - See Plan
MEDIUM/SMALL CANOPY TREES					
14	Eastern Redbud	Cercis canadensis	RB	8' HT; 1.5" CAL.	Varies - See Plan
SHRUBS/ORNAMENTAL GRASSES					
13	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	DBH	3 GAL.	4' O.C.
14	Thuja Green Giant	Thuja plicata x standishii 'Green Giant'	TGG	7 GAL.	5' O.C.
202	Sweet Grass	Muhlenbergia sericea	MUH	1 GAL.	2' O.C.
TURFGRASS					
Cynodon transvaalensis x C. dactylon		Tifway 419 Bermuda Sod			
MULCH					
Double-Ground Hardwood Mulch		3-4" Depth, natural color with no added dye or coloring			

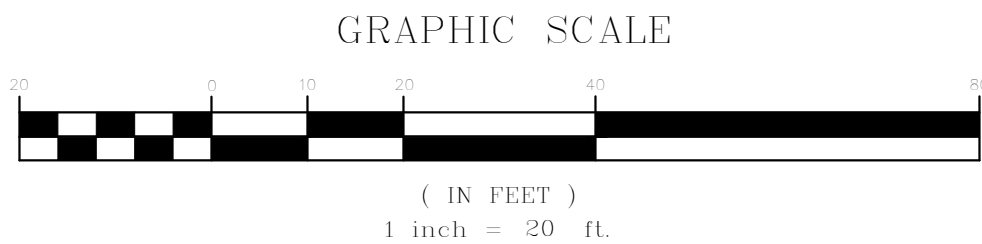
NOTES:

- All disturbed areas not mulched shall be grassed.
- Landscape contractor to provide design-build irrigation system. REFER TO irrigation notes L101 and L102.
- Mulch shall be hardwood mulch unless noted otherwise on plans.

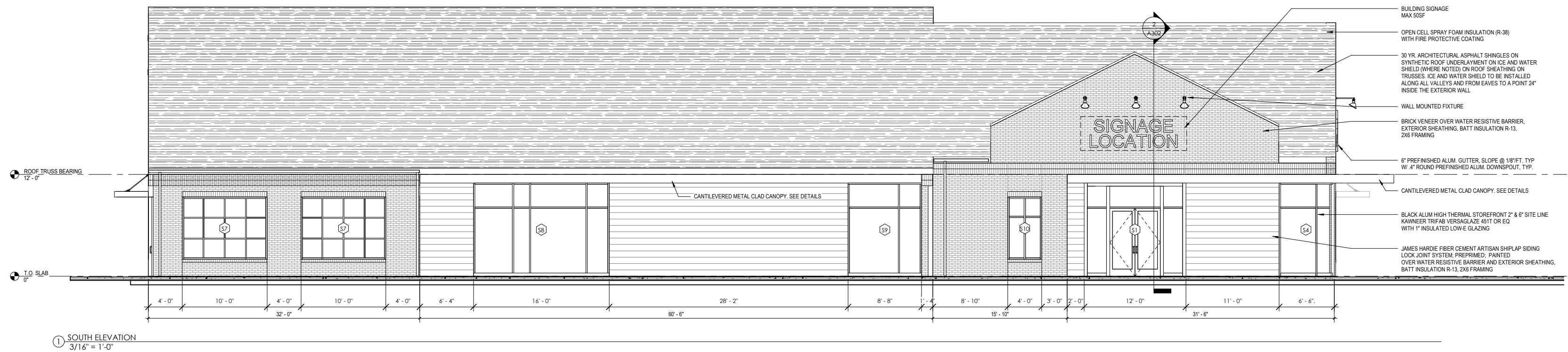
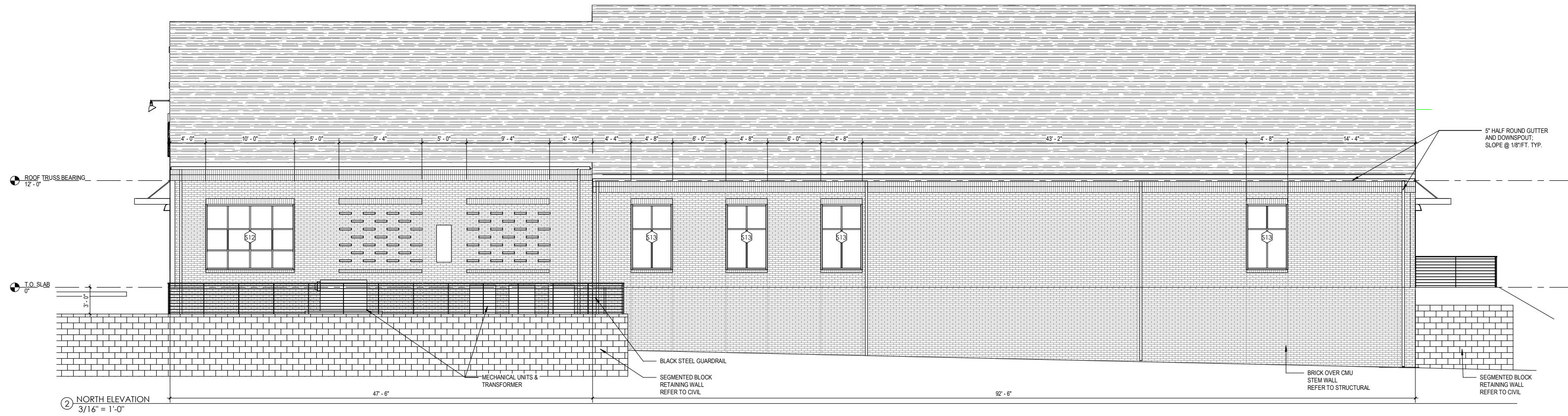
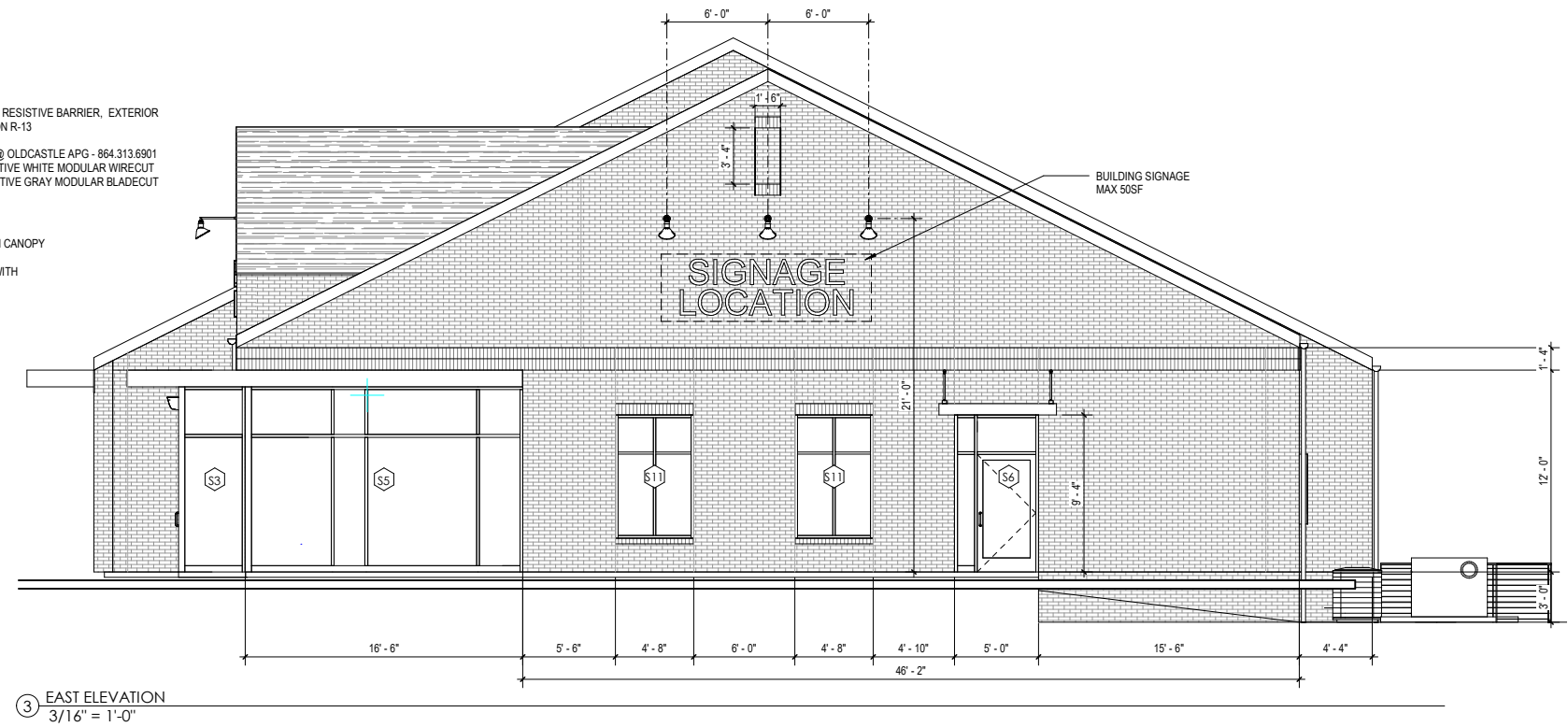


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2865.00'	185.42'	185.38'	N 88°27'48" W	3°42'29"	92.74'
C2	2865.00'	221.86'	221.60'	N 72°32'28" W	4°25'58"	110.88'

IRRIGATION NOTE:
NO IRRIGATION LINES, HEADS, EQUIPMENT, ETC. ARE ALLOWED WITHIN THE SCDOT RIGHT-OF-WAY.



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
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BON SECOURS MEDICAL
OFFICE BUILDING

910 N MAIN ST FOUNTAIN INN SC

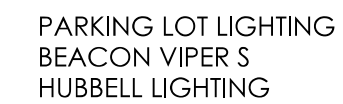
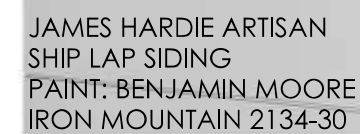


REVISION SCHEDULE		
No.	Description	Date

EXTERIOR
ELEVATIONS

A201

PROJECT NUMBER:	2228
DATE:	11.14.22
DRAWN BY:	TM



**BON SECOURS MEDICAL
OFFICE BUILDING**

910 N MAIN ST FOUNTAIN INN SC



REVISION SCHEDULE		
No.	Description	Date

RENDERING & MATERIALS

A000

PROJECT NUMBER:	2228
DATE:	11.14.22
DRAWN BY:	TM

Viper (Small)

SITE/ROADWAY



FEATURES

- The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 4 different mounting options for application in a wide variety of new and existing installations.
- Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- A thermal circuit, LIFESHIELD™, shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary.
- Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer designed with copper pours to minimize thermal impedance across dielectric.

ORDERING INFORMATION

VPS								
SERIES	LED ENGINE	CCT/CRI	ROTATION	VOLTAGE	COLOR	OPTIONS		
VPS Viper	24L-55 55W, LED array 36L-65 65W, LED array 36L-80 80W, LED array 48L-110 110W, LED array 60L-136 136W, LED array	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI	Leave blank for no rotation L⁵ Optic rotation left R⁵ Optic rotation right	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	DBT Dark Bronze Textured BMT Black Matte Textured PS Platinum Silver Smooth WHT White Textured CC Custom Color (RAL#)	F Fusing BSP Bird Spikes BC Backlight control (limited to Type 4W only)		
DISTRIBUTION								
FR Type 1/Front Row 2 Type 2 3 Type 3 4 Type 4 4W Type 4 Wide 5QM Type 5QM 5R Type 5R (rectangular) 5W Type 5W (round wide)			MOUNTING					
			A Rectangular Arm (formerly RA) MAF Mast Arm Fitter (formerly SF2) K Knuckle (formerly PK2) limit to 45° tilt WB Wall Bracket ADSQ Universal Arm for square pole AD34 Universal Arm for 2.4"-4.1" round pole AD45 Universal Arm for 4.2" to 5.3" round pole AD56 Universal Arm for 5.5" to 6.5" round pole					
HOUSE SIDE SHIELD ACCESSORIES								
HSS/VP-S/90-FB/XXX 90° shield front or back HSS/VP-S/90-LR/XXX 90° shield left or right HSS/VP-S/180-FB/XXX 180° shield front or back HSS/VP-S/180-LR/XXX 180° shield left or right HSS/VP-S/270-FB/XXX 270° shield front or back HSS/VP-S/270-LR/XXX 270° shield left or right HSS/VP-S/360/XXX Full shield								
(Replace XXX with notation for desired finish color) (Refer to page 5 for shield images)								
						CONTROL OPTIONS		
						7PR 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) 7PR-SC 7-Pin Receptacle w/Shorting Cap 7PR-TL 7-Pin Receptacle w/Twist Lock photo control SCP/_F ^{1,2,6} Programmable Occupancy Sensor w/ daylight control (120-277 volts only) GENI-XX ³ ENERGENI SWF ¹ SiteSync Field Commission SWFM ^{1,2} SiteSync Field Commission w/ Sensor SWP ^{1,4} SiteSync Pre-Commission SWPM ^{1,2,4} SiteSync Pre-Comm w/ Sensor		

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
SWTAB*	Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node.
SWBRG*	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

* When ordering SiteSync at least one of these two interface options must be ordered per project.
+ If needed, an additional Bridge Node can be ordered.

¹ Not available with other wireless control or sensor options
² Specify mounting height: 8-8' or less, 40-9' to 40'
³ Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.
⁴ Specify group and zone at time of order. See www.hubbellighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
⁵ Only available with 1A, 2, 3, 4, 4W and 5R distributions
⁶ Order at least one SCP-REMOTE per project location to program and control

DesignLights Consortium qualified. Consult DLC website for more details: <http://www.designlights.org/QPL>

Visit www.beaconproducts.com for up-to-date availability information

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM FOUNTAIN INN PLANNING & ZONING STAFF
December 5, 2022**

DOCKET NUMBER: FI-2022-39

APPLICANT/OWNER: Fausto Mancero

PROPERTY LOCATION: 207 Wilson Bridge Road

TAX MAP NUMBER: 0335000100602

ACREAGE: ~12.47 ac

EXISTING ZONING: R-S, Residential Suburban (Greenville County)

REQUEST: ANNEXATION

REQUESTED ZONING: FRD, Flexible Review District

Existing Land Use: Vacant

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

Adjacent Zoning: North: I-1, Industrial (Greenville County);
East: FRD, Flexible Review District (Fountain Inn)
South: R-S, Residential Suburban (Greenville County); R-12,
Residential District (City of Fountain Inn)
West: R-S, Residential Suburban (Greenville County); R-20,
Residential District (Greenville County)

ANALYSIS:

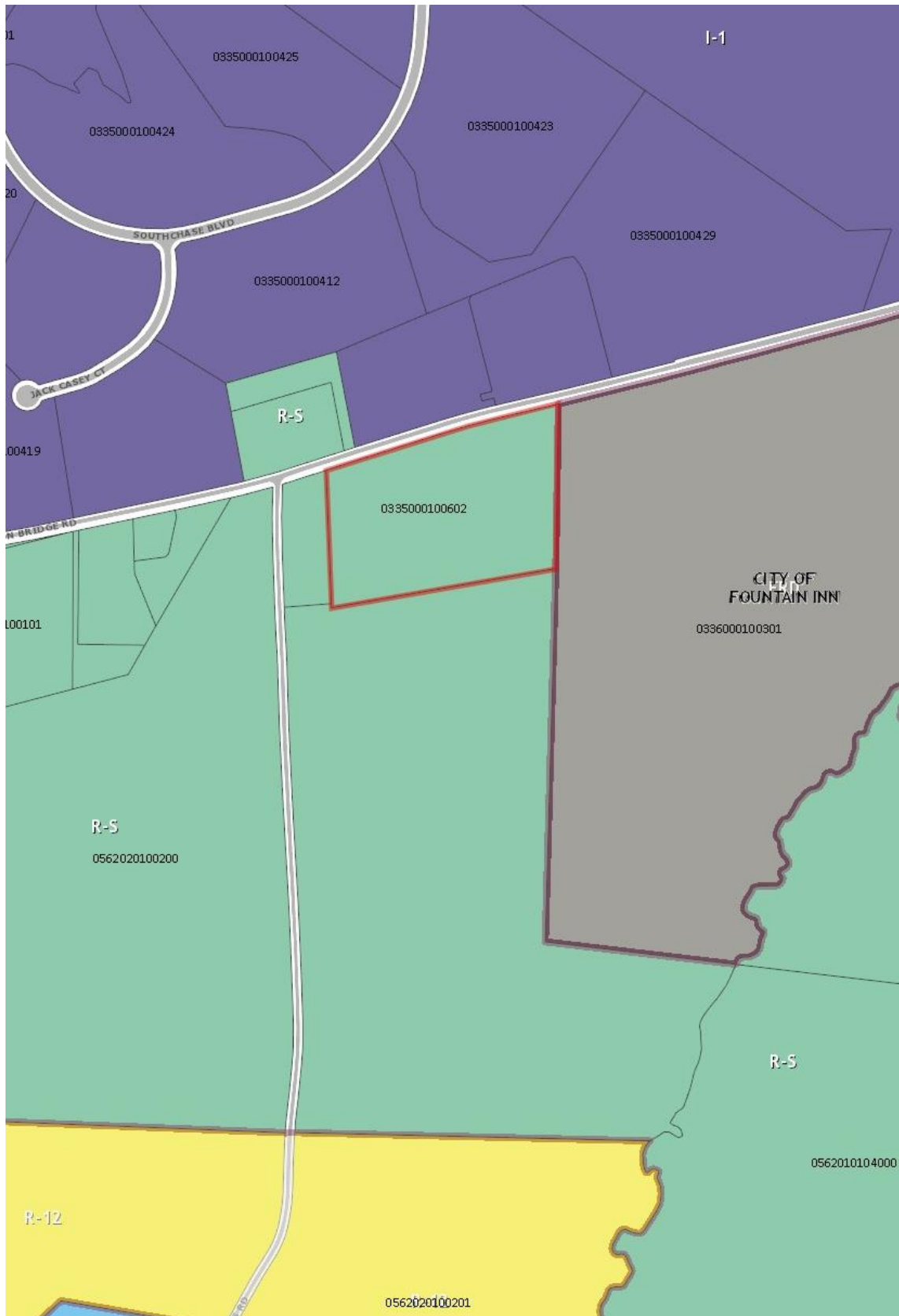
The subject property is located on Wilson Bridge Road, a Greenville County maintained segment connecting Parsons Road and N. Nelson Drive. The single tax parcel is approximately 12 ½ acres and would connect to City of Fountain Inn limits to the east. Wexford Park subdivision, under construction, is directly adjacent. Southchase Industrial Park is directly across Wilson Bridge Rd.

The applicant is seeking annexation in order to rezone from R-S, Residential Suburban to FRD, Flexible Review District in order to construct a multifamily development (Garden Apartments). A site plan, natural resource inventory, and Statement of Intent were submitted for the commission to review; all materials are considered part of the rezoning request. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations.

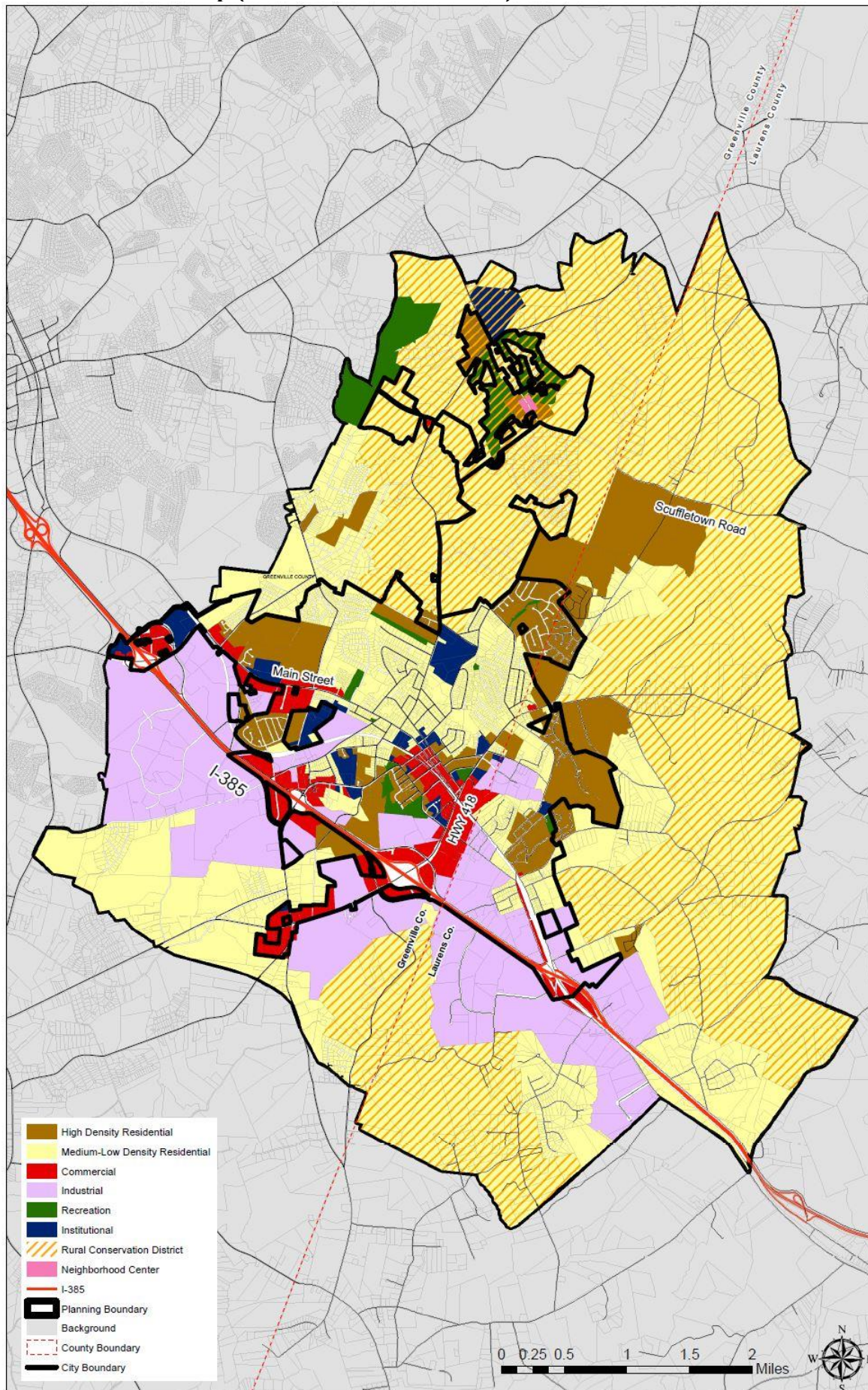
Aerial Map (source: Greenville County GIS):



Zoning Map (source: Greenville County GIS):



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



Wilson Bridge Road, looking east:



207 Wilson Bridge Road:



ANALYSIS:

207 Wilson Bridge Road is a single family home located twelve acre that is largely abandoned or undeveloped. It is accessed exclusively off Wilson Bridge Road under county jurisdiction in this area (portion to be City if annexed).

The applicant Mr. Mancero has proposed 172 apartment units in eight buildings. A previous application also called Garden Apartments was requested in November of 2021 with 216 units. Two ingress/egress points would be on Wilson Bridge Road. Two parking spaces per unit are proposed; typically one space per bedroom is required in R-M zoning. Additionally, the proposed density is 14.5 units per acre for the total site, according to the submitted Statement of Intent. 14.5 u/ac is the maximum allowable under the zoning code (R-M). Please see attached Exhibits for more details on the proposal. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within the FRD district provided, however, that the Planning Commission and City Council shall ascertain that the characteristics of building location shall be appropriate as related to structures within the district and otherwise fulfill the intent of this article.

TMS #0556010100400 is currently zoned R-S, Residential Suburban outside city limits. Adjacent parcels within the City are also zoned FRD, Flexible Review District (Wexford Park subdivision).

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

High Density Residential

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

The applicant is requesting a Flexible Review District. High Density Residential is equivalent to any multi-family zoning district (up to 14.5 units per acre); the request and site plan exceeds even this definition under the 2017 Fountain Inn Master Plan

Zoning FRD, Flexible Review District with the number of units proposed would not be consistent with the Future Land Use Map.

The site plan proposing one building type, one housing type (apartments), and no demonstrated inventive design would not be consistent with the zoning intent of the FRD district category.

5:9.4.1. Intent. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

Annexation can be supported along Wilson Bridge Road due to adjacent or proximate parcels already within the City of Fountain Inn. FRD zoning can also be supported based on proximity to Wexford Park FRD. ~~However, the densities should not exceed standards and~~ design must be unique and inventive with a variety housing types and common area features.

STAFF RECOMMENDATION:

Denial.

Exhibits (A., B., C.)

A. Statement of Intent

B. Site Plan

C. Natural Resources Inventory

Garden Apartments

+/-11.9 Acre Flexible Review District (FRD)

Wilson Bridge Road, Fountain Inn, SC

Statement of Intent

September 26, 2022

Flexible Review District

The 172 apartments planned for this +/-11.9-acre tract on Wilson Bridge Road, will utilize the Flexible Review District (FRD) zoning format and existing terrain and features of the property in a planned community that includes roughly **+/-6.5 acres of common area, +/-42% of the entire site.** The common areas will be natural areas, landscaped buffers, detention areas, community building, pool, walking trail, and mail kiosks. Total overall density for this project, consisting of 172 apartment units on 11.9 acres will not exceed **Proposed Density is at 14.5 units per acre for the total site.**

Estimated Development Schedule

This site is estimated to begin construction in the summer of 2023 and the development should have complete build out by 2028.

Residential Section

The residential area will consist of approximately 172 traditional apartment units, with a density of +/- 14.5 units/acre. The apartments will have a mixture of sizes, including 2- and 3-bedroom units. The apartment buildings will be constructed with a variety of materials, including stone, brick, concrete fiber board and vinyl siding. Unit sizes will range from 700 square feet to 900 square feet. All units will have 2 to 3 parking spaces.

Common Area

As stated above, this proposed development will include approximately +/- 6.5 acres (+/- 42%) of common area that will consist of a community building, pool, mulched walking trail, tree preservation areas, landscape buffers and required detention. Common area is area useable by all residents in the development. Within the common areas, there will also be provided a mail kiosk, amenity area (passive recreation). If so, as with all common areas, it will be owned and maintained by the Apartment Complex.

Setbacks

A 25' setback will be provided off of the development's exterior property boundary. No other internal lot setbacks will be required.

Lighting, Landscaping and Signage

Decorative street lighting will be installed along the interior streets of the apartment community. Street lighting will be designed and located per the local electric authority. No fixtures shall be mounted in excess of 16 feet above finished grade.

Ponds (whether detention (dry pond), or retention (wet pond)) will meet all applicable maintenance, design and screening requirements as set forth in the current LDR and Zoning ordinances.

A landscape/natural buffer will be erected on the sides with the adjacent commercial/residential zoning.

One entrance sign will be provided at each entrance to the apartment complex displaying the name of the subdivision. All Signs will adhere standards set forth in the current LDR and Zoning ordinances.

Internal Interconnectivity, Roads and Sidewalks

There will be two access points provided for this site. 5' sidewalks will be adjacent to all apartment buildings. Parking lot will be owned and maintained by the apartment complex

Group Maintenance Association

All common areas or common amenities and facilities within the communities shall be permanently protected by recorded covenants and restrictions. An association of owners (group maintenance association) will be formed and shall be responsible for the continuing upkeep and proper maintenance of the common areas of the community, including any required stormwater detention. Dues or assessments will be assessed and collected to cover the cost of maintenance and replacement based upon projected, budgeted costs. This maintenance obligation shall also apply to any common facilities that may be constructed in the future.

Sewer

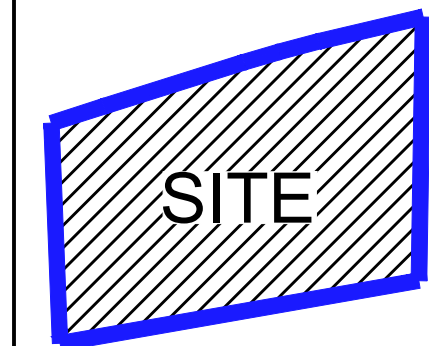
The developer will construct the lines and will be association owned when completed and approved.

Other Public Improvements and Facility Impact

All roads and utilities will be constructed to meet applicable design standards. Storm water management will be designed according to the specifications of the appropriate regulatory authority. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances. Utilities are provided by the REWA, Greenville Water System and Duke Energy, Fountain Inn Natural Gas, and AT&T.



SITE LEGEND	
	PROPERTY BOUNDARY
	EXISTING DOT RIGHT-OF-WAY
	LOT LINES
	DRAINAGE/UTILITY EASEMENTS
	EXISTING/PROPOSED WATERLINE
	EXISTING/PROPOSED SEWER
	SETBACK
	MAIL KIOSK
	FIRE HYDRANT



LOCATION MAP (N.T.S.)

SITE DATA:
APARTMENTS:
172 UNITS
357 PARKING SPACES
2.07 SPACES/UNIT.

GARDEN APARTMENTS

TYPE OF DEVELOPMENT: FRD
TAX MAP #: 0335000100602

DEVELOPER/APPLICANT
FAUSTO MANCERO
PO BOX 8352
HALEDON, NJ 07058
201-665-0522

ENGINEER
GRAY ENGINEERING
DERREK PULLEY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

NO.	DATE	BY	REVISION
A			

GRAY
ENGINEERING CONSULTANTS
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 864-2927 FAX: (864) 297-3027
WWW.GRAYENGINEERING.COM

SC C.O.A.# C00060 - NC C.O.A.# C-1217 - GA C.O.A.# PE000941 - TN C.O.A.# 0410819

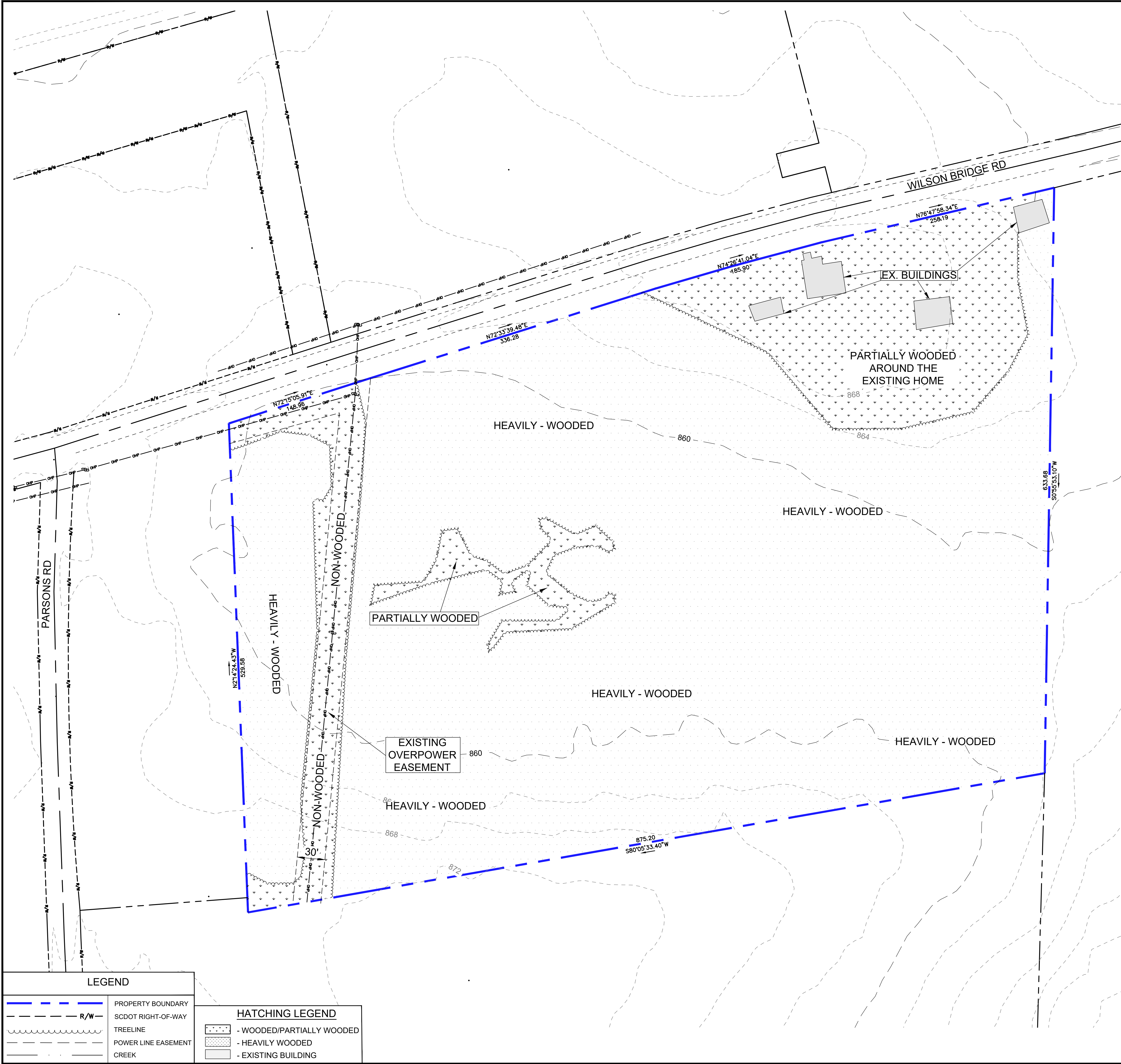
STAKEOUT PLAN

GARDEN APARTMENTS

WILSON BRIDGE ROAD
FOUNTAIN INN, SOUTH CAROLINA

PROJECT MANAGER:	JDP
DRAWN BY:	MSG
PROJECT DATE:	9/16/22
SCALE:	1"=50'
JOB No.:	2021009
PLOT DATE:	9/26/22

SHEET
CV-1



LEGEND	
	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	TREELINE
	POWER LINE EASEMENT
	CREEK
	WOODED/PARTIALLY WOODED
	HEAVILY WOODED
	EXISTING BUILDING

GARDEN APARTMENTS		
TYPE OF DEVELOPMENT: R-6 TAX MAP #: 254-00-01-090		
DEVELOPER/APPLICANT FREEMAN & MARTIN, LLC C/O JOEY MARTIN 230 S. SUMMIT DR. SENECA, SC 29672	ENGINEER GRAY ENGINEERING DERREK PULLEY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	

NO.	DATE	BY	REVISION
A	-	-	
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- SC C.O.A.# C00660 - NC C.O.A.# C-1217 - GA C.O.A.# PE000941 - TN C.O.A.# 0416819 -

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NATURAL RESOURCE INVENTORY

WILSON BRIDGE ROAD APARTMENTS
WILSON BRIDGE ROAD
FOUNTAIN INN, SOUTH CAROLINA

PROJECT MANAGER: DP
DRAWN BY: MSG
PROJECT DATE: 1/28/2020
SCALE: 1"=50'
JOB No.: 2021XXX
PLOT DATE: 9/15/21

SHEET
NRI

2021XXX - Wilson Bridge