



## Agenda

### Fountain Inn, South Carolina Regular Planning Commission Meeting

Judicial Building, Council Chambers,  
300 Wall Street Fountain Inn, SC 29644

Citizens may access the meeting at the following YouTube address:  
<https://www.youtube.com/channel/UC6JiYrM1NUcM8Ea8BLXCfA>

**Thursday, March 2, 2023 - 6:00 PM**

1. Call to Order Erik Stoddard
2. Appoint Vice Chair for 2023 Planning Commission
3. Approval of Minutes
4. Public Hearing
  - a. **FI-2023-002**  
**Request: R-M, Residential Multifamily District**  
**Tax Map: 904-05-01-001; 1.15 acres**  
**Address: Putman Street**

City Staff Report  
Applicant Presentation: Luis Tabares  
Public Comment Period  
Planning Commission Discussion/Questions

Planning Commission Vote

- b. **FI-2023-003**  
**Request: C-2, Commercial District**  
**Tax Map: 0350000100404, 0350000100403**  
**Address: 108 & 110 Nash Street**

City Staff Report  
Applicant Presentation: Tellus, LLC  
Public Comment Period  
Planning Commission Discussion/Questions

Planning Commission Vote

- c. **FI-2023-004**  
**Request: R-15, Residential District**  
**Tax Map: P/O 0555020101000, 6.78 ac**  
**Address: Hunter Road**

City Staff Report

Applicant Presentation: Fountain Inn Simpsonville Country Club

Public Comment Period

Planning Commission Discussion/Questions

Planning Commission Vote

- d. **FI-2023-005**  
**Request: FRD, Flexible Review District**  
**Tax Map: 0344000200600**  
**Address: 407 North Main Street**

City Staff Report

Applicant Presentation: Jake Dickens

Public Comment Period

Planning Commission Discussion/Questions

Planning Commission Vote

- e. **FI-2022-036**  
**Request: SAC Report**  
**Tax Map: 0556010100400**  
**Address: 110 Layfayette Avenue**

City Staff Report

Applicant Presentation: Doran Companies, LLC

Public Comment Period

Planning Commission Discussion/Questions

Planning Commission Vote

## 5. Adjourn



**STAFF REPORT  
TO THE FOUNTAIN INN PLANNING COMMISSION  
FROM PLANNING & ZONING STAFF  
March 2, 2023**

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**DOCKET NUMBER:** FI-2023-002

**APPLICANT:** Luis Tabares

**PROPERTY LOCATION:** Putman Street

**TAX MAP NUMBER:** 904-05-01-001

**ACREAGE:** ~ 1.15 ac

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

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

**Existing Land Use:** Vacant (wooded)

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

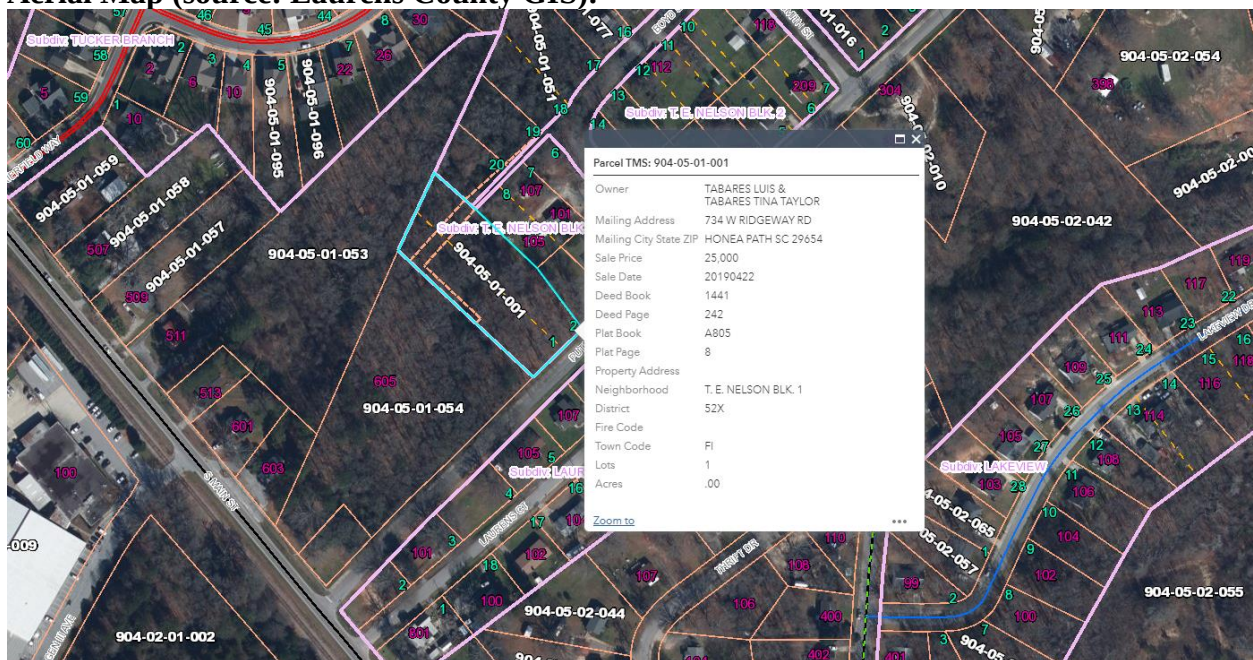
**Adjacent Zoning:**  
North: R-12, Residential District  
East: R-M, Residential Multifamily  
South: R-M, Residential Multifamily  
West: R-12, Residential District

**Future Land Use Map:** 2017 Master Plan Recommends **High Density Residential**

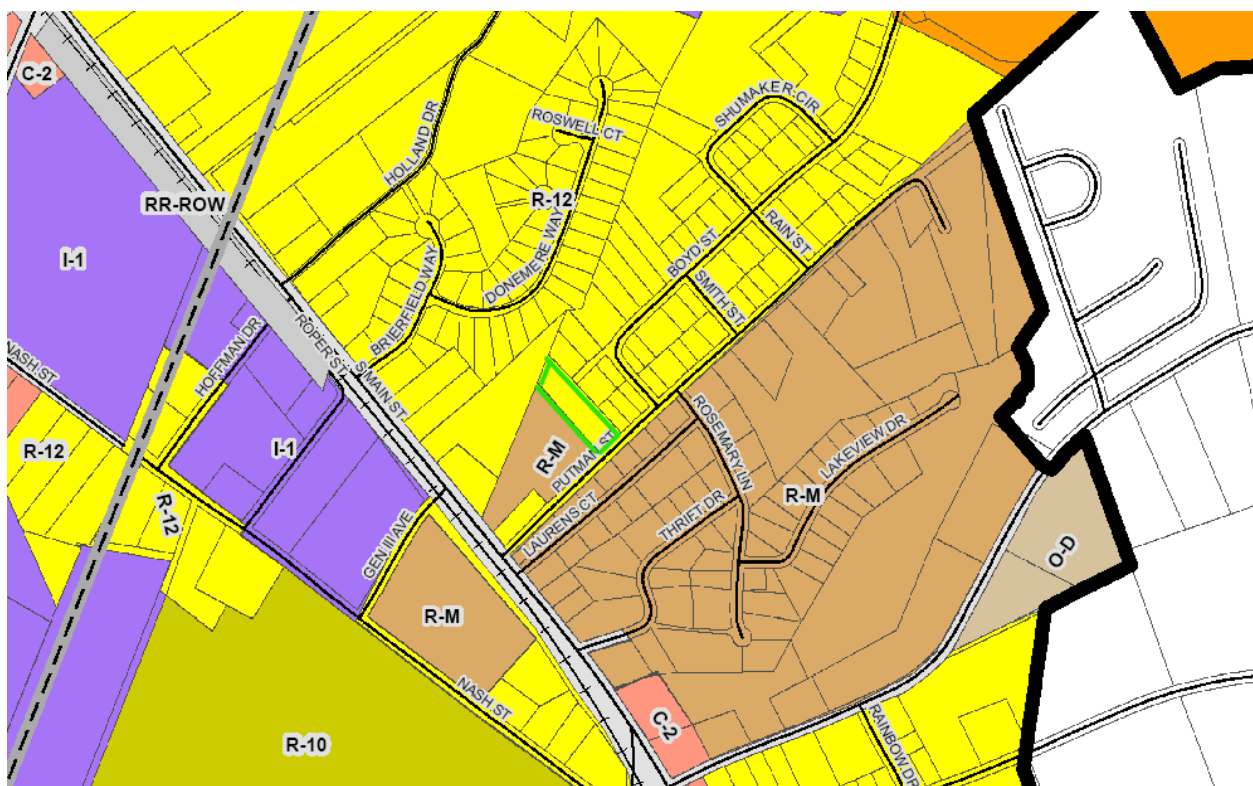
**Proposal:**

The applicant and landowner, Luis Tabares, is requesting to rezone approximately one acre north of Main Street in Laurens County to allow for multifamily uses. Townhomes and/or apartment buildings would be permitted. It is adjacent to single family detached homes to the north and east to the west (Sanctified Hill) and vacant wooded land to the southwest, also zoned for multifamily use. Sanctified Hill is partially zoned R-M. Existing multifamily development in the area is located on Chapman Road, approximately ¼ mile from the subject property.

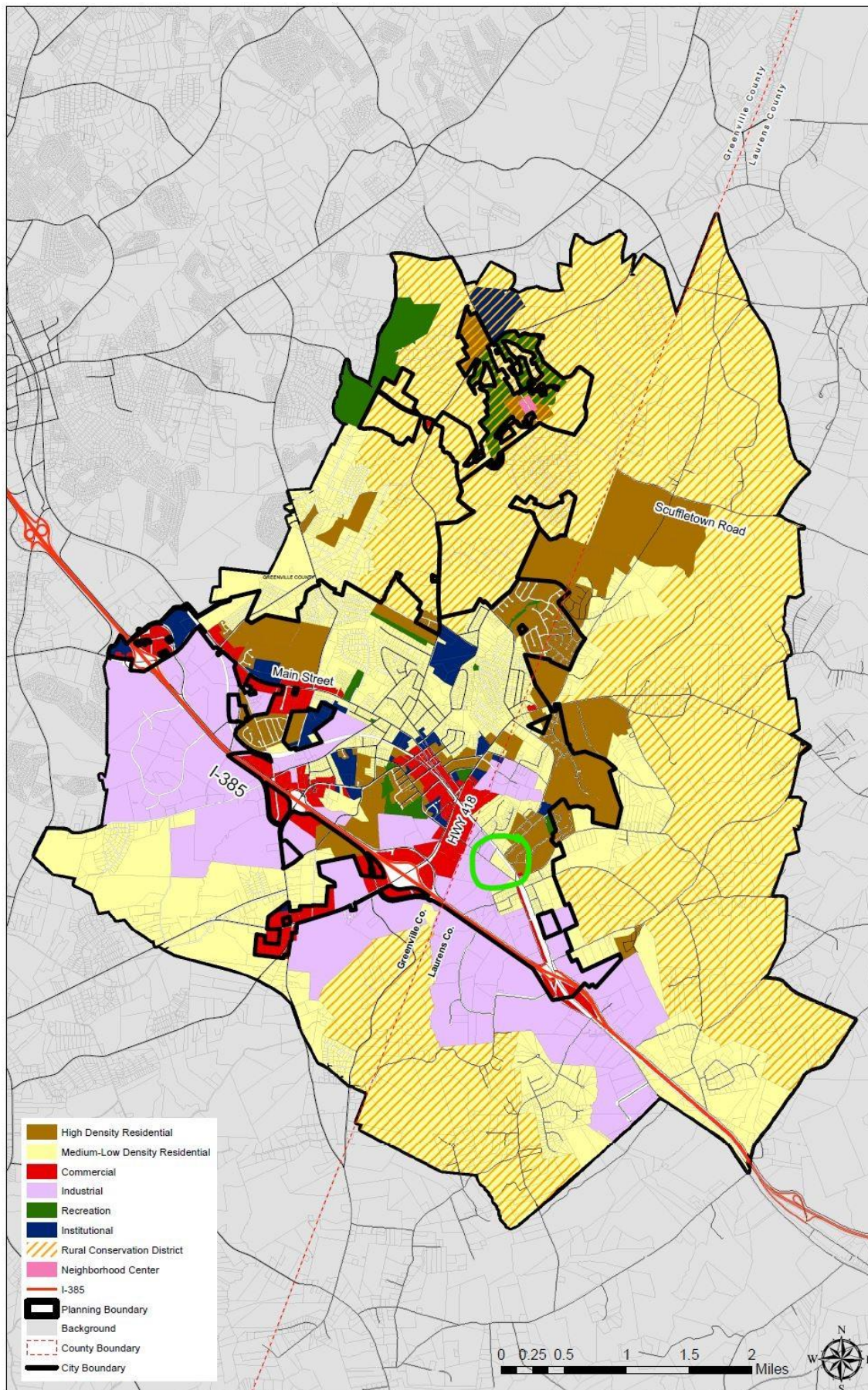
### Aerial Map (source: Laurens County GIS):



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



### Future Land Use Map:



**on Putman Street, looking north**



**Putman Street, looking east**



## ANALYSIS:

The subject property is located primarily on Putman Street in the Sanctified Hill neighborhood. It is currently a wooded lot. A sewer easement runs through the lot from the north. 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 in close proximity to South Main Street. Across the street are the Sanctified Hill and Lakeview neighborhoods which are zoned for multifamily use but are large detached houses.

The property is currently zoned R-12, Residential District, as are houses to the north. Similar to zoning, the Future Land Uses indicated in the 2017 Master Plan are also varied. Properties in Tucker Branch are considered Medium-Low Density Residential, while Sanctified Hill as a whole is shown as High Density Residential (R-10, R-7.5, or R-M).

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

High Density Residential Definition:

High Density Residential is equivalent to any multi-family zoning district (up to 14.5 units per acre) or single-family districts zoned R-10, single-family residential (4.4 or units per acre or minimum lot sizes of 10,000 square feet) or R-7.5, single-family residential (5.8 or units per acre or minimum lot sizes of 7,500 square feet).

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 be consistent with the 2017 Master Plan's recommendation for the parcel.

R-M Residential, Multifamily District allows for up to 14.5 units per acre. Fifteen units both as a attached townhome or multi-story apartment would be permitted upon rezoning. Townhomes are considered single-family (attached) residential and can be rented or owned. As topography slopes downhill, a portion of the parcel may be required by Greenville County to be set aside for stormwater detention/retention.

There are no townhome or apartment units within one block of the site. However, across the street along Nash Street a parcel was rezoned for multifamily (townhomes) in 2022. Site design should be softened to the east to minimize impact to existing single-family residences to the north. multifamily development of greater than 10 units would be required to provide a Type C buffer in accordance with Section 5:11 of the zoning ordinance on property lines adjacent to low density residential properties. .

**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.





**STAFF REPORT  
TO THE FOUNTAIN INN PLANNING COMMISSION  
FROM PLANNING & DEVELOPMENT STAFF  
MARCH 2, 2023**

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**DOCKET NUMBER:** FI-2023-003

**REQUEST:** Rezone parcels located on Nash Street

**APPLICANT:** Tellus, LLC

**PROPERTY LOCATION:** 108 Nash Street, 110 Nash Street

**TAX MAP NUMBER:** 0350000100403, 0350000100404

**ACREAGE:** ~ 2.69 ac

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

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

**Existing Land Use:** Vacant

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

**Adjacent Zoning:** North: I-1, Industrial  
East: R-12, Residential  
South: C-2, Commercial  
West: C-2, Commercial

**Analysis:**

The subject parcels consist of a vacant house located at 108 Nash Street and a vacant lot at 110 Nash Street. 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. This district is established to provide goods and services for the convenience of local residents. Section 5:6.1 Uses permitted allow for the following types of uses: Accountant

*Air conditioning equipment, sales, and service*

*Airline or transportation ticket office*

*Ambulance service*

*Bakery*

*Bank or savings and loan*

*Café*

*Dental clinic*

*Department store*

*Toy store*

*Used car lot*

*Utility easement or right-of-way*

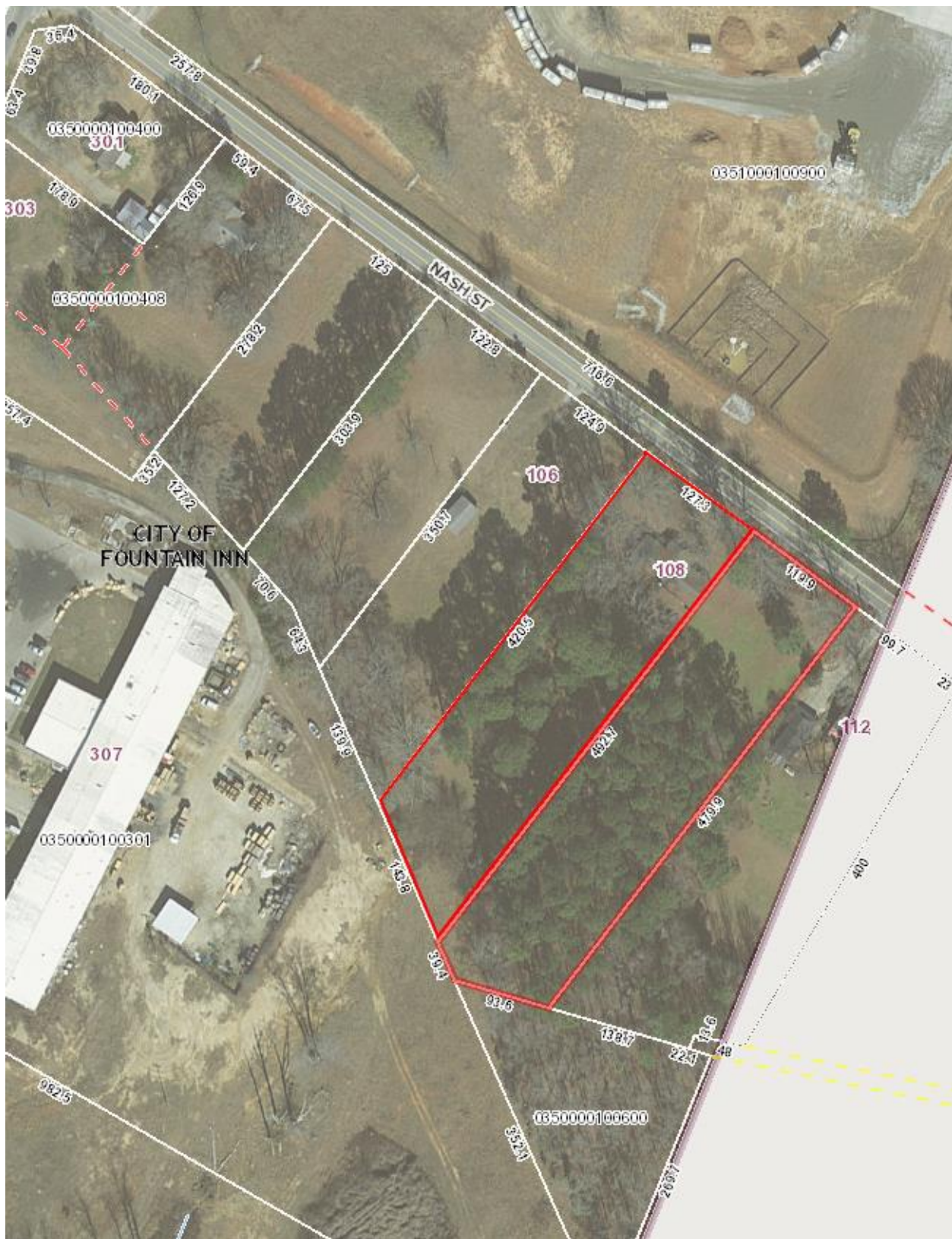
*Veterinary clinic*

*Veterinary office*

*Accessory buildings and uses customarily incidental to the above uses*

Refer to Fountain inn Zoning Ordinance for other uses which are compatible with the  
aforementioned uses.

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



R-12

0350000100408

CITY OF  
FOUNTAIN INN

C-2

0350000100301

NASH ST

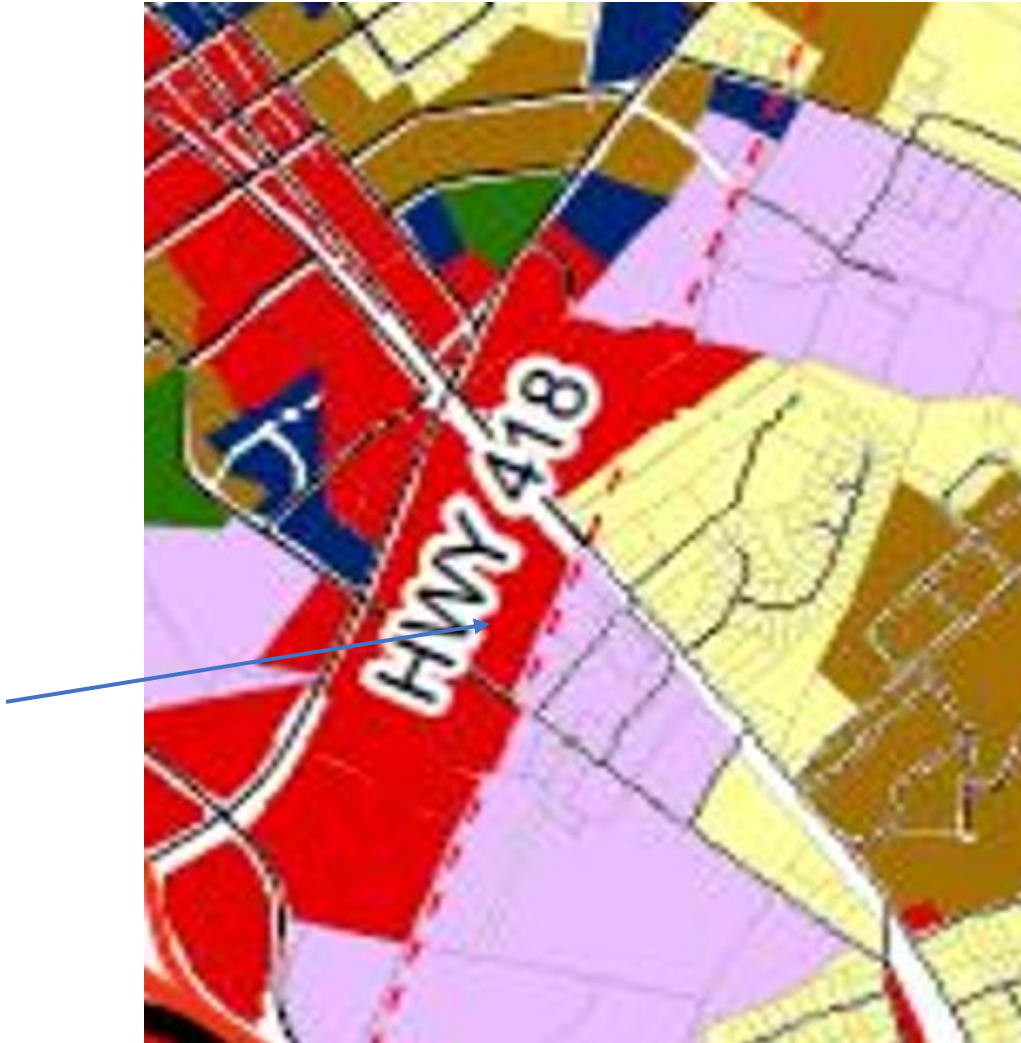
0351000100900

I-1

R-12

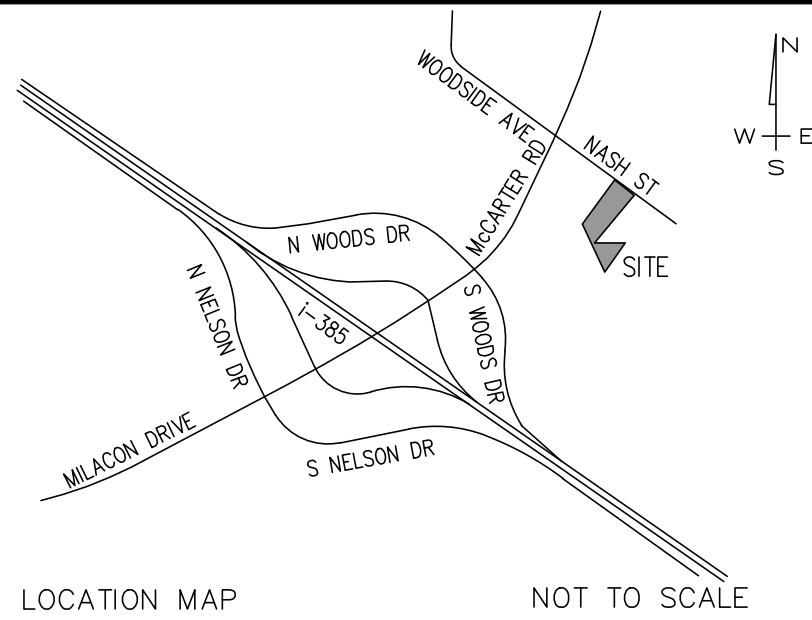
I-1

**Future Land Use Map (Subject Area):**



**STAFF RECOMMENDATION: Approval for Rezoning from R-12 to C2.**

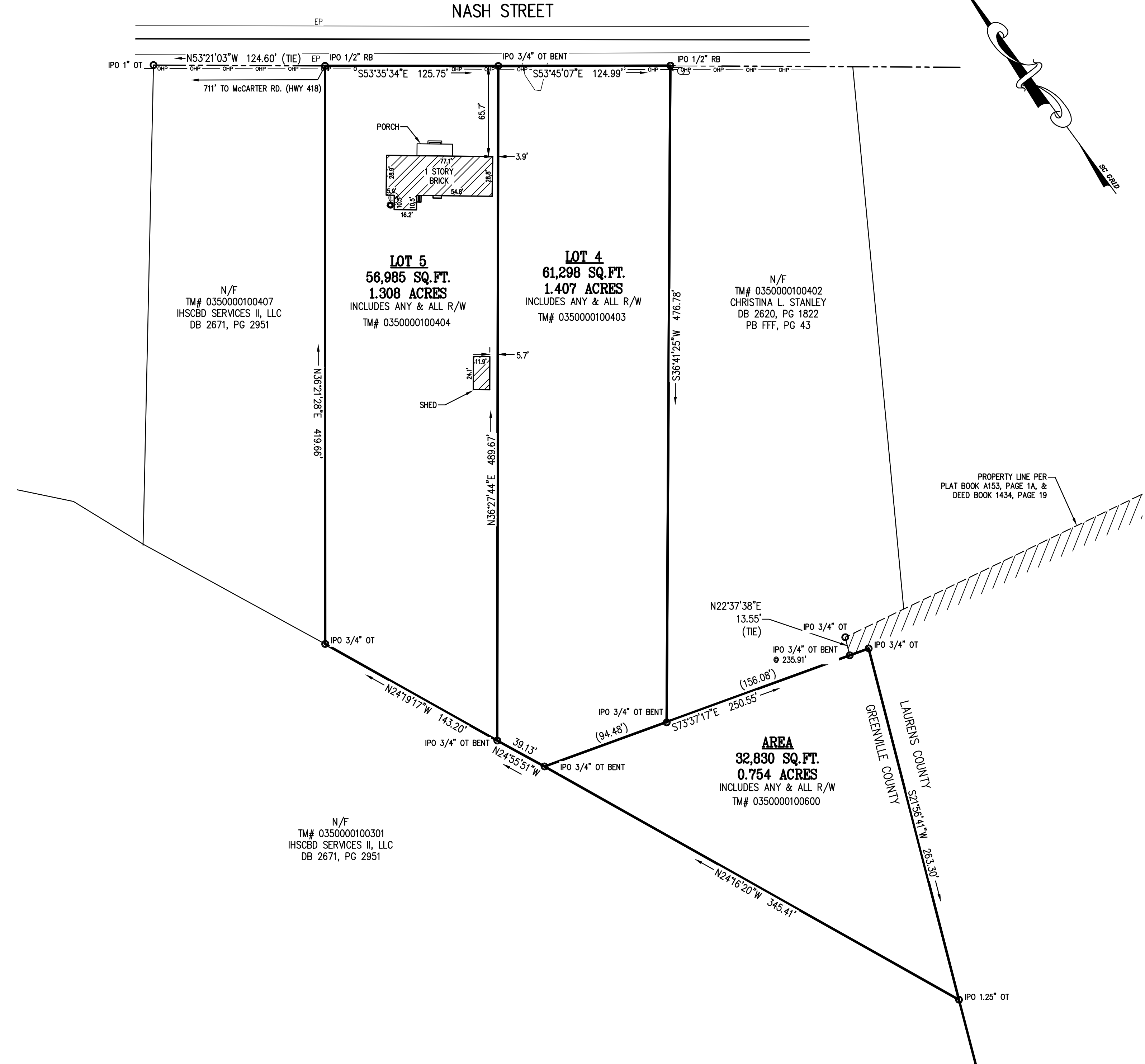
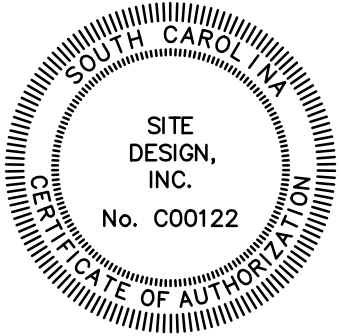
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REFERENCES:  
PB 48-F, PG 52  
PB 1414, PG 15  
PB 17-Z, PG 18

A. CLAY JONES, P.L.S.  
S.C. REG. NO. 26210



| LEGEND |                       |      |                      |       |                      |
|--------|-----------------------|------|----------------------|-------|----------------------|
| BL     | BUILDING LINE         | CATV | ■ CABLE TV PEDESTAL  | TC/BC | TOP/BOTTOM CURB      |
| CL     | CENTERLINE            | TEL  | □ TELEPHONE PEDESTAL | TW/BW | TOP/BOTTOM WALL      |
| CMP    | CORRUGATED METAL PIPE | EM   | ⊗ ELECTRIC METER     | VCP   | VITRIFIED CLAY PIPE  |
| CT     | CRIMP TOP             | CB   | ⊗ CATCH BASIN        | WM    | ⊗ WATER METER        |
| DE     | DRAINAGE EASEMENT     | DI   | ⊗ DROP INLET         | WV    | ⊗ WATER VALVE        |
| EP     | EDGE OF PAVEMENT      | ELEC | ⊗ ELEC TRANS         | CTV   | — CABLE TV           |
| IPO    | IRON PIN OLD—○        | ELEV | 90.0 ELEVATION       | X     | — FENCE LINE         |
| IPS    | IRON PIN SET—○        | FH   | ⊗ FIRE HYDRANT       | FOC   | — FIBER OPTIC CABLE  |
| N&C    | NAIL & CAP            | GM   | ⊗ GAS METER          | GAS   | — GAS LINE           |
| OT     | OPEN TOP              | GV   | ⊗ GAS VALVE          | OHP   | — OVERHEAD POWER     |
| RB     | REBAR                 | LP   | ☆ LIGHT POLE         | OHT   | — OVERHEAD TELEPHONE |
| RCP    | REINFORCED CONC PIPE  | PP   | ⊗ POWER POLE         | SD    | — STORM DRAIN        |
| R/W    | RIGHT OF WAY          | GP   | ⊗ GUY ANCHOR         | SS    | — SANITARY SEWER     |
| SD     | STORM DRAIN           | SDMH | ⊗ SD MANHOLE         | UGP   | — UNDERGROUND POWER  |
| SS     | SANITARY SEWER        | SSMH | ⊗ SS MANHOLE         | UGT   | — UNDERGROUND TEL    |
| SSE    | SS EASEMENT           | TMH  | ⊗ TELEPHONE MANHOLE  | W     | — WATER LINE         |
|        |                       | CO   | ⊗ CLEAN OUT          |       |                      |

SURVEY FOR

TELLUS, LLC

GREENVILLE COUNTY, SOUTH CAROLINA

SCALE

1"=50'

PROPERTY ADDRESS

108, 110 NASH STREET

TAX PIN

AS NOTED

DATE

12/09/22

FIELD CREW

ADM/WT

DRAWN BY

DKR

**SITE DESIGN, INC.**

CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615

PH: (864)271-0496

www.sitedesign-inc.com

**STAFF REPORT  
TO THE FOUNTAIN INN PLANNING COMMISSION  
FROM PLANNING & DEVELOPMENT DEPARTMENT STAFF  
March 2, 2023**

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**DOCKET NUMBER:** FI-2023-004 (rezoning)

**APPLICANT/OWNERS:** Johnny Tong;  
Ft Inn Simp Country Club Inc

**PROPERTY LOCATION:** Hunter Road

**TAX MAP NUMBER:** Portion of 0555020101000

**ACREAGE:** 6.78

**EXISTING ZONING:** R-12 Residential District (Greenville County)

**REQUESTED ZONING:** R-15, Single-Family Residential District

**Existing Land Use:** Vacant

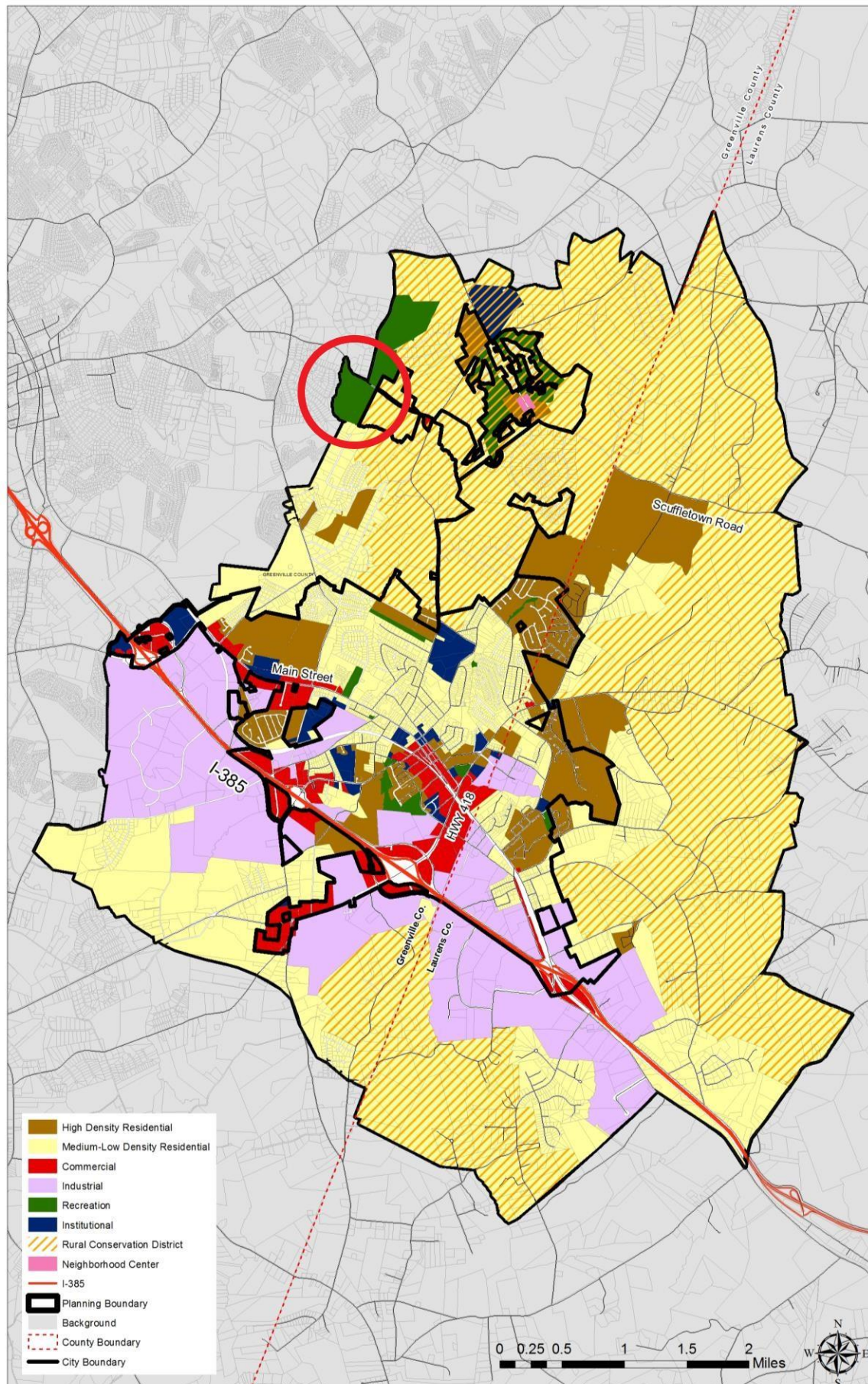
**Adjacent Land Use:** North: Residential, Recreational  
East: Residential  
South: Vacant  
West: Recreational

**Adjacent Zoning:**  
North: R-S, Residential Suburban (Greenville County)  
East: FRD, Flexible Review District (City of Fountain Inn)  
South: R-S, Residential Suburban District (Greenville County)  
West: R-S, Residential Suburban District (Greenville County)

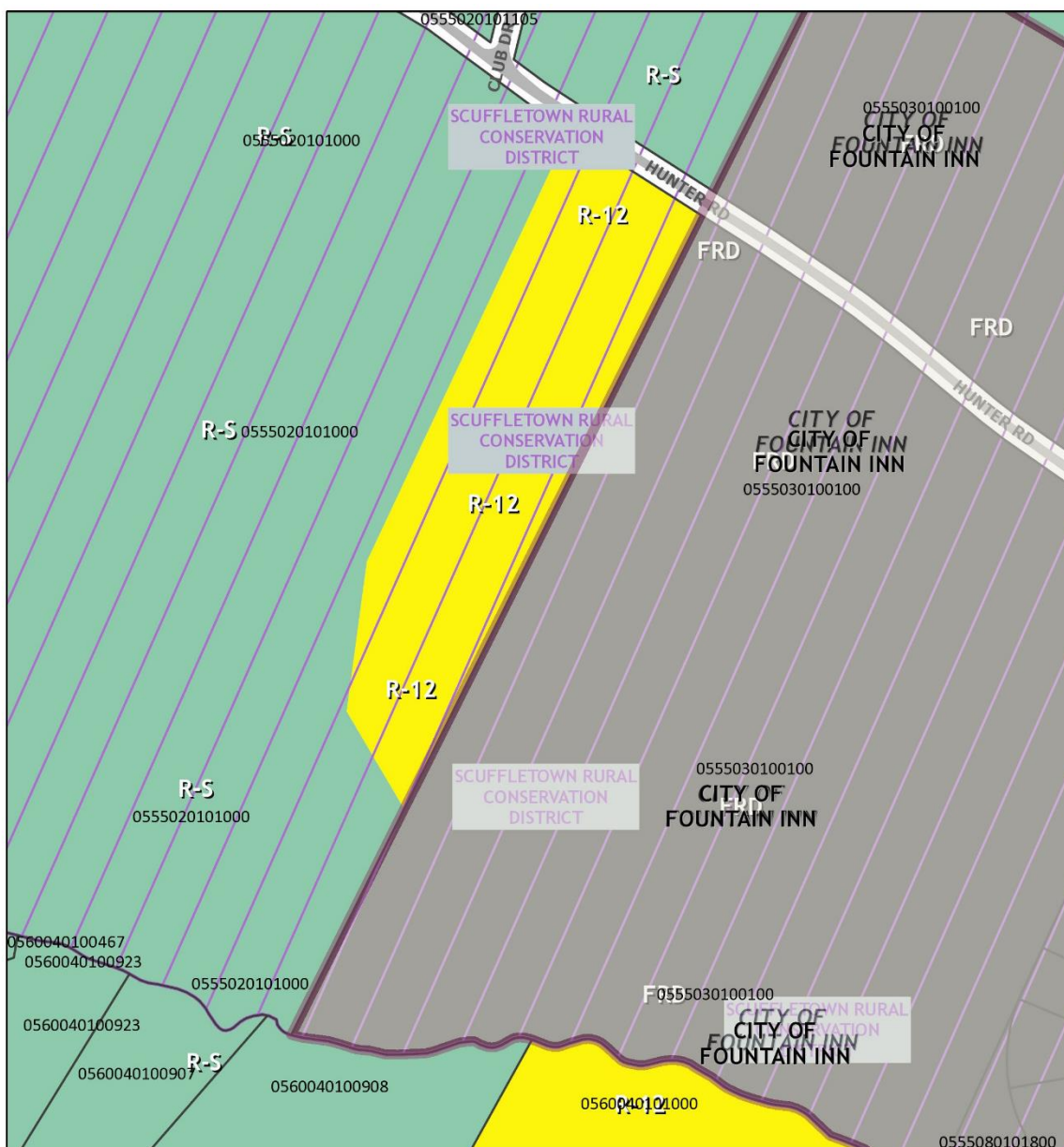
Aerial Map (source: Greenville County GIS):



## Future Land Use Map:



**Zoning Map (Subject Area):**



**Hunter Road, north of site**



**Hunter Road, southwest of site**



## ANALYSIS:

The subject property is located west of the existing city limits and is near the northernmost portion of the city. The proposed rezoning would consist of 6.78 acres of land out of approximately 179 acres of the Fox Run County Club. It is surrounded by Braxton Ridge subdivision to the east, the golf course to the north and west, and undeveloped/vacant residential land to the south across Durbin Creek. The 6.78 acres is currently wooded property.

The 6.78-acre subject property is currently zoned R-12 (Greenville County); the rest of the Fox Run Country Club property is zoned R-S, Residential Suburban. It is “split zoned” in the county today. In addition, the property is within the Scuffletown Rural Conservation District. This zoning overlay *is intended to provide for residential development that supports the development goals of the Scuffletown Plan Area, protects open space and natural resources, and retains the predominantly rural character of the area.* This overlay applies to County zoning only; it does not apply to property within the City.

The applicant is requesting R-15, Single Family Residential zoning for this site upon annexation.

Braxton Ridge is directly east of the site, which is zoned FRD. The other adjacent parcels are all zoned R-S in unincorporated Greenville County.

The immediate property is outside of the City of Fountain Inn, but future land uses call for Recreation on the 2017 Future Land Use Map. However, the subject 6.78 acres would be subdivided from the larger 178-acre parcel, R-15 zoning is considered Low-Medium Density, and Medium-Low Density Residential is recommended for all adjacent areas surrounding the subject property. Medium-Low Density Residential is shown as any single-family residentially zoned district that is 3.6 units per acre or less in density. The proposed zoning is consistent with existing residential development along this portion of Hunter Road, and lower density than the existing Greenville County zoning.

The proposed annexation and concurrent rezoning of the subject parcel would join property directly adjacent to the City limits and permit a similar land use to those properties adjacent and within the city. The parcel is adjacent to City limits on the east side and would extend City limits to create a relatively contiguous City boundary.

The request to annex and zone this subject 6.78 acres as R-15 Residential District would be consistent with future land use designations in the vicinity.

**STAFF RECOMMENDATION:** Approval of annexation and R-15, Residential Single-Family zoning district.

**STAFF REPORT  
TO THE FOUNTAIN INN PLANNING COMMISSION  
FROM PLANNING & DEVELOPMENT DEPARTMENT STAFF  
March 2, 2023**

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**DOCKET NUMBER:** FI-2023-005 (rezoning)

**APPLICANT/OWNERS:** Jake Dickens;  
Dickens Group LLC; Dobson Rentals LLC

**PROPERTY LOCATION:** 407 North Main Street

**TAX MAP NUMBER:** 0344000200600

**ACREAGE:** 0.429

**EXISTING ZONING:** R-15 Residential District

**REQUESTED ZONING:** FRD, Flexible Review District

**Existing Land Use:** Former Doctor's Office (non-conforming)

**Adjacent Land Use:** North: Residential  
East: Residential; Institutional; Office  
South: Residential  
West: Residential

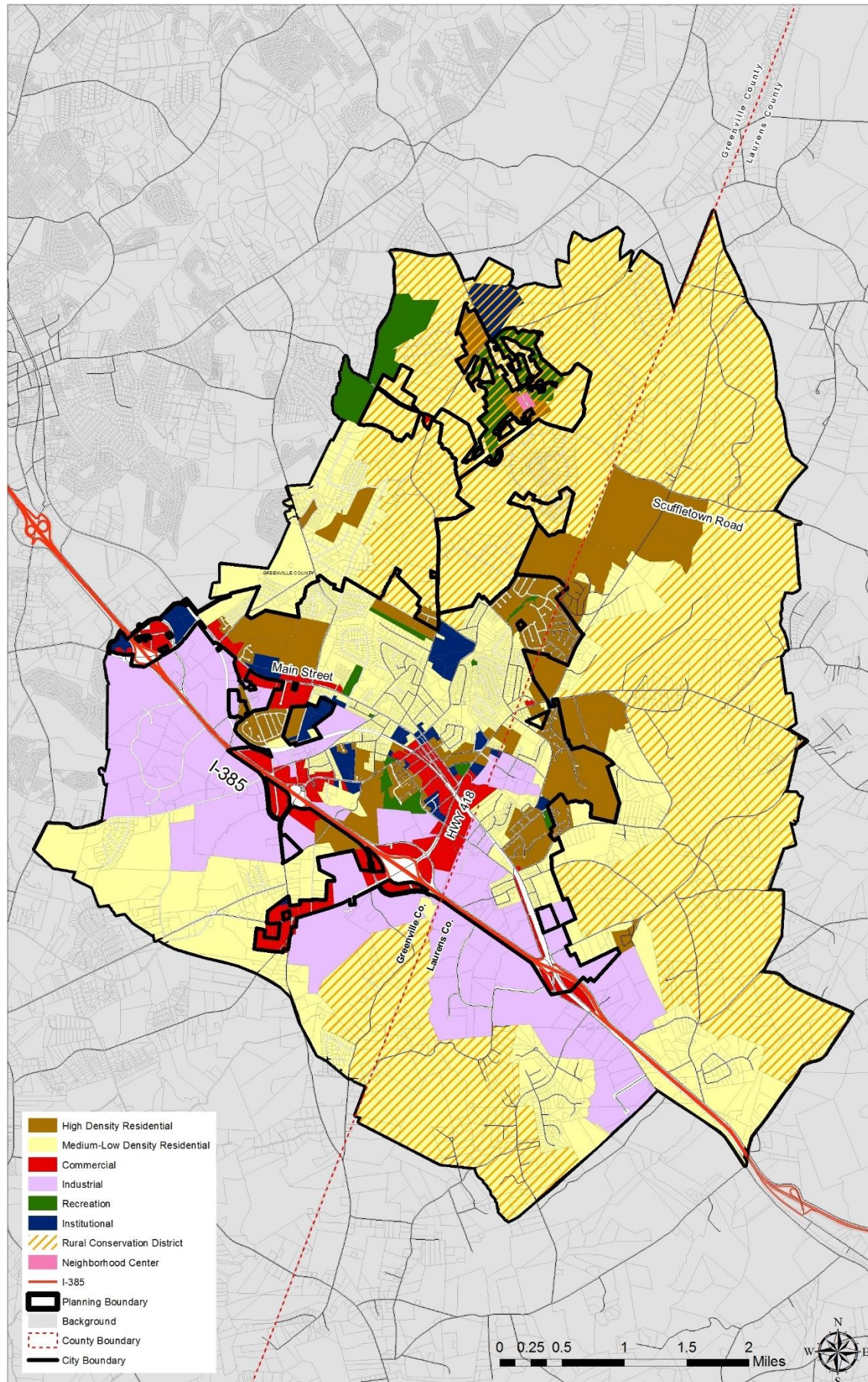
**Adjacent Zoning:** North: R-15, Residential District,  
East: R-15 Residential District; POD, Planned Office District;  
R-12, Residential District  
South: R-15, Residential District  
West: R-15, Residential District; R-7.5 Residential District

This aerial map displays the City of Fountain Inn with several property lots highlighted. The central focus is on lot 407, which is outlined in orange. To its left is lot 501, and to its right is lot 405. Below lot 407 is lot 403. Lot 100 is located to the west of lot 501. The map shows surrounding streets, including Craig St and Highway 14. Various parcel IDs and lot numbers are labeled throughout the image.

Key features and labels on the map include:

- City of Fountain Inn** (centered text)
- Lot 100** (bottom left)
- Lot 501** (top left)
- Lot 407** (center, outlined in orange)
- Lot 405** (center right)
- Lot 403** (bottom right)
- Parcel IDs:** 0344000100400, 0344000100401, 0344000200600, 0344000200601, 0344000200700, 0344000200803, 0344000200500
- Streets:** CRAIG ST, Highway 14
- Other Labels:** 100, 501, 407, 405, 403, 100, 501, 407, 405, 403, 100, 501, 407, 405, 403

## Future Land Use Map:



## Future Land Use Map of Central Business District:

Fountain Inn Future Land Use Central Business District



035200040150115

CITY OF  
FOUNTAIN INN

14

R-15

R-7.5

R-15

POD

R-12

QUILLEN AVE

R-15

0344000200903

0344000200900

0344000201200

RAILROAD ST

RALEIGH ST

**North of site, facing South**



**West of site, facing East**



**South of site, facing North**



## ANALYSIS:

The subject property is located at the intersection of Main Street and Craig Street. The Younts Center for the Performing Arts and the Central Business District are to the east and older, well-maintained residential homes are found to the west. There are also residential homes along Craig Street before crossing the railroad tracks to the south.

This area has been identified for Medium-Low Density Residential use in the City's 2017 Master Plan. The area is also surrounded by R-15 residential zoning on all sides, including the current zoning of the site. This is despite a previous history of being used as office in the past and since the establishment of zoning in Fountain Inn.

FRD zones are considered a design review district and the lot layout must be approved by Planning Commission and City Council for the rezoning to be approved.

*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.

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.

The owner(s) of this property have attempted (unsuccessfully) to rezone this parcel to OD, Office District twice (2018 & 2020). The primary concern of former Planning Commissioners and adjacent homeowners have been the prospect of non-residential uses. Staff believes it is not practical to attempt to retrofit this existing building for a residence, therefore demolition of the former doctor's office is likely the highest and best-use of the property. The footprint of the three proposed residential detached units would be similar in size and character of the existing detached residential units along Craig Street and Andrews Lane, among many other properties in the general vicinity. However, the setback for the proposed dwellings would be dramatically less than for all other residences along North Main Street and would begin to alter the character of this entryway corridor into downtown.

The applicant is proposing to create three (3) residential lots with a common driveway. Lot #1 (0.127 acres) and Lot #2 (0.124 acres) would both front North Main Street with Lot #3 (0.178 acres) fronting Craig Street. The proposed homes would be "Charleston Style" with rear entry garages and each of the three units would be approximately 2,400-3,600 square feet in size. All ingress and egress would be on Craig Street.

The applicant's request for rezoning to a residential land use would not trigger the City's screening requirement:

*5:6.5. Screening.* A wall, fence, or compact evergreen hedge or other type of evergreen foliage, or a combination of fence and shrubbery at least 6 feet in height, shall be provided along the side and rear lot lines where any commercial use is adjacent to a residential district.

However, per the written comments provided by the owner of 101 Craig Street (TMS: 0344000200601), the Planning Commission and/or City Council may want to consider still requiring screening on the rear property line and possibly on the east property line (405 N. Main Street – TMS: 0344000200700).

There are intuition, commercial, residential, and even office (400 N. Main Street) uses along portions of this section of Fountain Inn's Main Street. Most of the structures predate zoning, with many of the parcels being smaller than 15,000 square feet. The Fountain Inn Master Plan suggests the area around this site remains Medium-Low Density Residential. However, in recent years, the City of Fountain Inn has granted requests for R-7.5 and R-12, Residential District rezoning near the subject property due to the demand for infill housing which meets the character of the surrounding area.

**STAFF RECOMMENDATION:** Approval of request for FRD, Flexible Review District.

Location: 407 North Main Street

Proposal: Creating 3 buildable residential lots with a common driveway

House Description: Approximately 2400-3600 square feet, Charleston Style with rear entry garages.

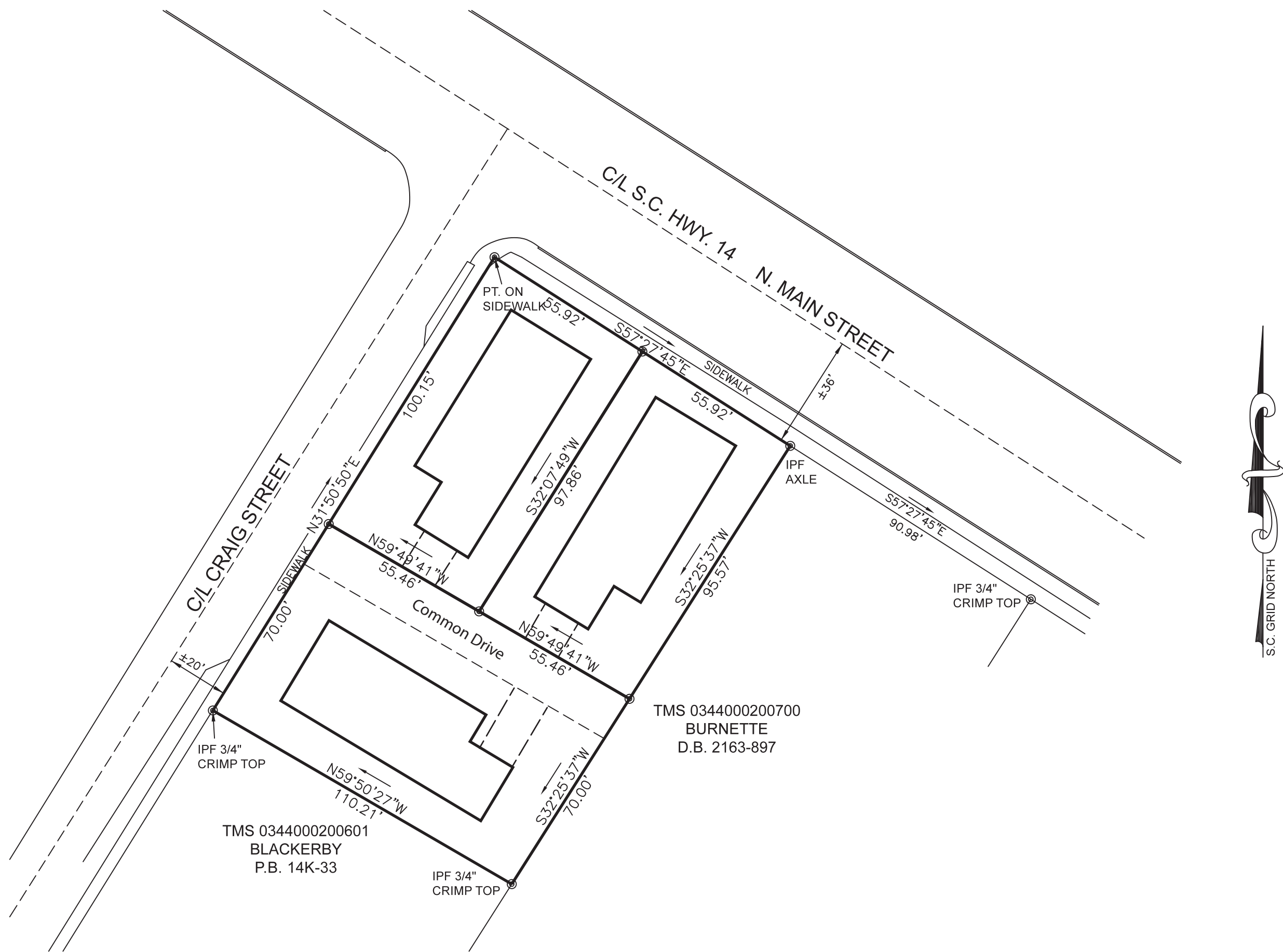
Traffic Pattern: All ingress/egress will be on Craig Street

Natural Resource Inventory: N/A

Topography: Level

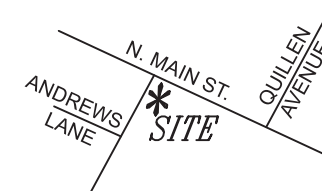
Statement of Intent: The intention is to produce 3 buildable residential lots which will require 3 water and sewer taps, electricity and gas. Upon approval, the existing building will be professionally removed. No HOA will be associated with the lots.





STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
CITY OF FOUNTAIN INN

NOTE\*: ACREAGE IS SUBJECT  
ROAD AND UTILITY R/W's.  
NOTE\*: ACREAGE INCLUDES 15' EASEMENT



LOCATION MAP N/S

## PRELIMINARY SUMMARY PLAT

### CERTIFICATE OF OWNERSHIP AND DEDICATION

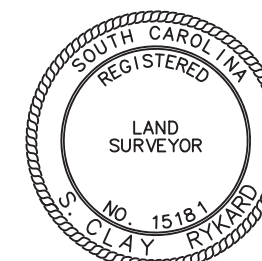
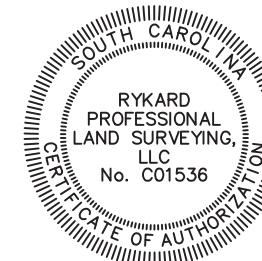
"The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent and that I (we) establish the minimum building restriction lines, and hereby dedicate to public use as roads, streets, and easements, forever all areas so shown or indicated on said plat.

\_\_\_\_ / \_\_\_\_ / \_\_\_\_ Signed \_\_\_\_\_  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_ Signed \_\_\_\_\_  
\_\_\_\_ / \_\_\_\_ / \_\_\_\_ Signed \_\_\_\_\_

### CERTIFICATE OF ACCURACY

"I hereby state that to the best of my knowledge, information and belief, that the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets and or exceeds the requirements for a class "a" survey as specified therein.

\_\_\_\_ DATE \_\_\_\_\_ REGISTERED SURVEYOR  
S. C. Registration No. 15181



### CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown herewith has been found to comply with the Land Development Regulations for Greenville County (or the municipality referenced herein), with the exception of such variances, if any, as noted in the minutes of the Planning Commission for Greenville County, South Carolina (or the municipality referenced herein) and that it has been approved for recording in the office of the Register of Deeds for Greenville County.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Authorized Representative as designated by  
Greenville County Planning Commission

FILE NUMBER

LOTS 1-3  
N. MAIN & CRAIG ST.-FOUNTAIN INN

RYKARD LAND SURVEYING, LLC  
P.O. BOX 151  
LAURENS, SC 29360  
TEL. ( 864 ) 984-1137

DICKENS GROUP, LLC  
OWNER

SURVEYOR

NO. OF ACRES: 0.429

MILES OF NEW  
ROAD: 0

NO. OF LOTS: 3

DATE: 4-11-2022

ZONE: R-15

0' 30' 60' 90'  
SCALE 1"= 30'

DWG. NO.20128S

Good Afternoon,

Please find attached the Planning Commission Agenda for March 2, 2023. If you have any questions, please contact me or our Planning and Development Coordinator Kim Darnell. The full packet will be forwarded for your review by 5:00p on Tuesday February 28, 2023. Additionally, please find a request from Randy Blackerby who lives at 101 Craig Street attached to this email and summarized below.

#### Resident Question/Request (Received 2/9/2023)

This is Randy Blackerby from 101 Craig Street. I saw the signs at 407 North Main for the Zoning Hearing and just wanted to make sure I had the facts straight that this is a request to rezone the property from the current residential classification. Assuming the ordinance has not been amended to eliminate buffers between residential and office or commercially zoned properties, I do want to make sure that, if the zoning for this property changes from residential to a more intense use, that the provision for providing a buffer is upheld. I would ask that before the Board makes a recommendation to approve a change, that it ensures that a buffer can be installed, and that no infrastructure barriers exist beforehand. I may not be able to attend the meeting due to my travel schedule. Thanks for your kind consideration.

#### Staff Response

Good Morning Mr. Blackerby,

Thank you for the well wishes. I hope you're also well.

A buffer between residential and non-residential uses is still codified and is applicable here. However, the new request for Dr. Bland's office is now to demolish the structure and replace with three (3) new residential homes. They are detached but smaller in footprint. The rezoning request (if approved) would change from R-15 to FRD, Flexible Review District, which is still considered residential. Planning Commission and City Council can add conditions – I would be glad to pass along a letter requesting a buffer if requested.

#### Resident Question/Request (Received 2/10/2023)

Hi Greg,

Thanks so much for your reply, and things are well! That sounds like a good plan, and I think small residential single-fam small houses would fit well with the area. It could further stabilize North Main area as residential in character, which I think the Comp Plan supports. I haven't seen the plan obviously, and my only concern would be to prevent any driveway from directly abutting mine in order to alleviate noise from parking, etc. for both parties. I would just ask that they consider options to ensure neighborhood compatibility, such as that item. I really appreciate your conscientiousness service to the city Greg and thank you for your time. Best regards! Randy

Resident Question/Request (Received 2/24/2023)

Hi Greg!

This is Randy Blackerby at 101 Craig Street again. Hope your morning is going well!

I had hoped to drop by to look at the proposed redevelopment submission for 407 N. Main. Unfortunately, I am still unable to do so during office hours or participate in the Commission meeting. I do think that given the density of this residential proposal, a buffer might still be a good thing to ask for from the Commission and Council, and I respectfully request they consider it.

Thanks so much for your time and service to our city! Best regards, Randy

Staff Response (2/24/2023 – NR)

Good Afternoon MR. Blackerby,

Your request has been received and will be included in the Commissioners packet.

Please let me know if you have additional questions or comments that you would like to be considered. Have a great weekend.



**STAFF REPORT  
TO THE FOUNTAIN INN PLANNING COMMISSION  
FROM PLANNING & ZONING STAFF  
March 2, 2023**

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**DOCKET NUMBER:** FI-2022-036 (OLD DOCKET NUMBER)

**APPLICANT:** Doran Companies, LLC

**PROPERTY LOCATION:** 110 Lafayette Avenue

**TAX MAP NUMBER:** 055-601-01-004.00

**ACREAGE:** 93.23 acres

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

**PERMITTED DENSITY:** 3.6 Units per Acre

**SUBDIVISION TYPE:** Open Space Option 2

**Allowable Lots or Units:** 335

**Proposed Lots or Units:** 317

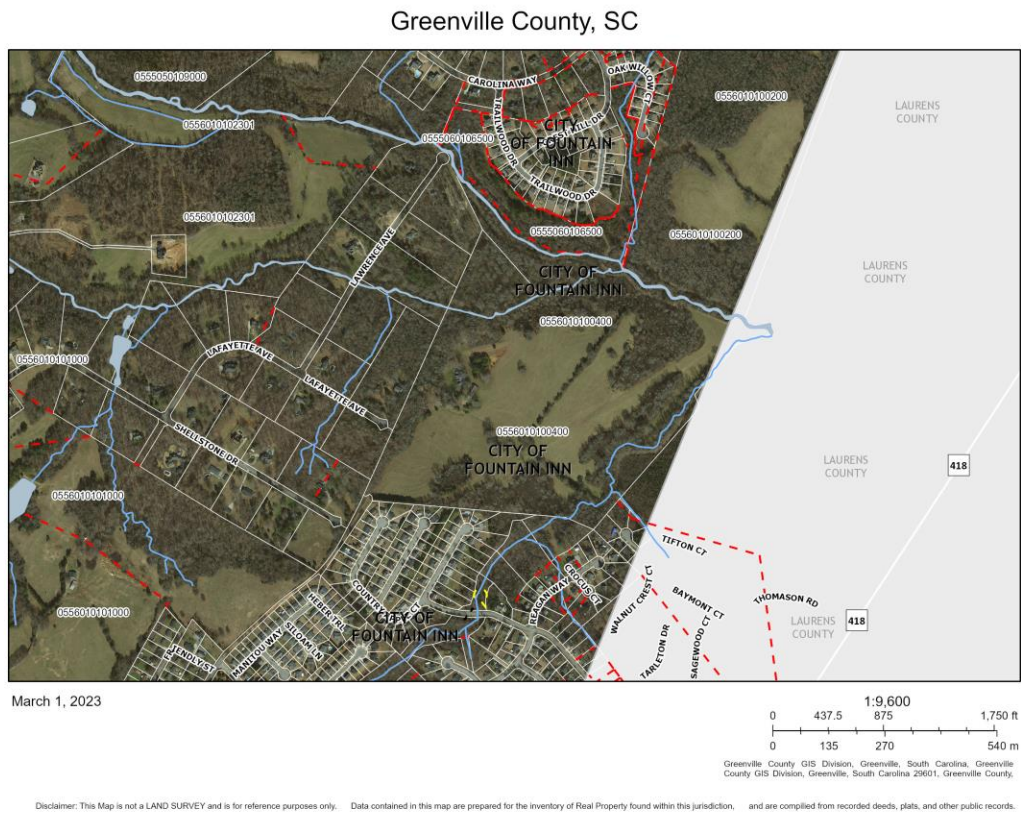
**Required Open Space:** 27.97 acres (30%)  
Minimum 13.99 acres (50%) must be developable

**Proposed Open Space:** 44.86 acres  
18.16 acres developable  
26.7 acres undevelopable

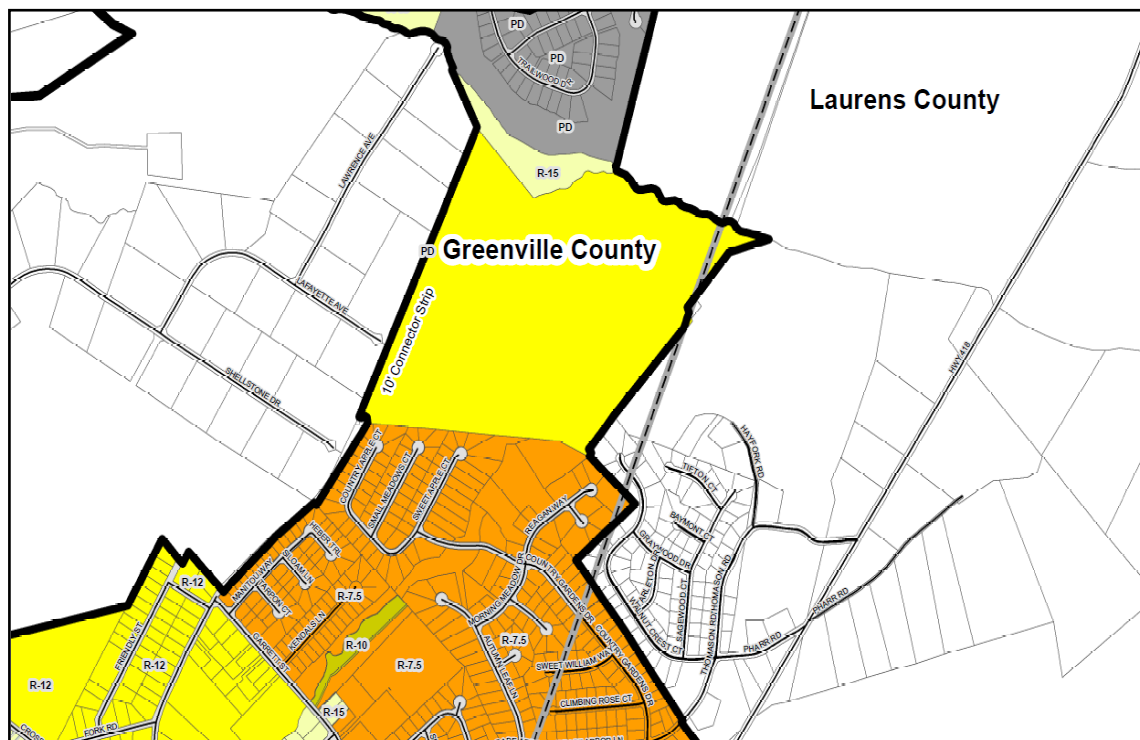
**Proposal:**

The applicant, Doran Companies, LLC, proposes 316 single family detached lots on a 93 acre tract south of Durbin Creek in Laurens County, west of the confluence of Durbin Creek and Wilson Creek. The property address is on Lafayette Avenue, but the new subdivision will be accessed via a 1,760 foot extension of Hellams Street.

**Aerial Map (source: Greenville County GIS):**



**Zoning Map (Source: Fountain Inn Official Zoning Map)**



**ANALYSIS:**

The subject site is zoned R-12. The site is approximately 50 percent open pasture or meadow, with the remainder a mix of upland woods and bottomland forest along the creeks. An existing residence and outbuildings on the site are proposed to remain on a four-acre lot within the subdivision (Lot 317).

The Greenville County Subdivision Advisory Committee has completed review of the preliminary subdivision plat for compliance with the subdivision ordinance and issued a favorable report.

Utilities to the proposed subdivision will be provided as follows: water service will be provided by Greenville Water System; natural gas by Piedmont Natural Gas; electricity by Laurens Electric; wastewater collection by Metro Connects.

Streets within the subdivision will be dedicated to City of Fountain Inn upon completion of the subdivision. Total length of public streets is 10,730 feet or 2.03 miles.

**Staff Recommendation:** Approval

**SUMMARY CALCULATIONS FOR OPEN SPACE  
RESIDENTIAL DEVELOPMENT OPTION 2; R-12 REZONE**

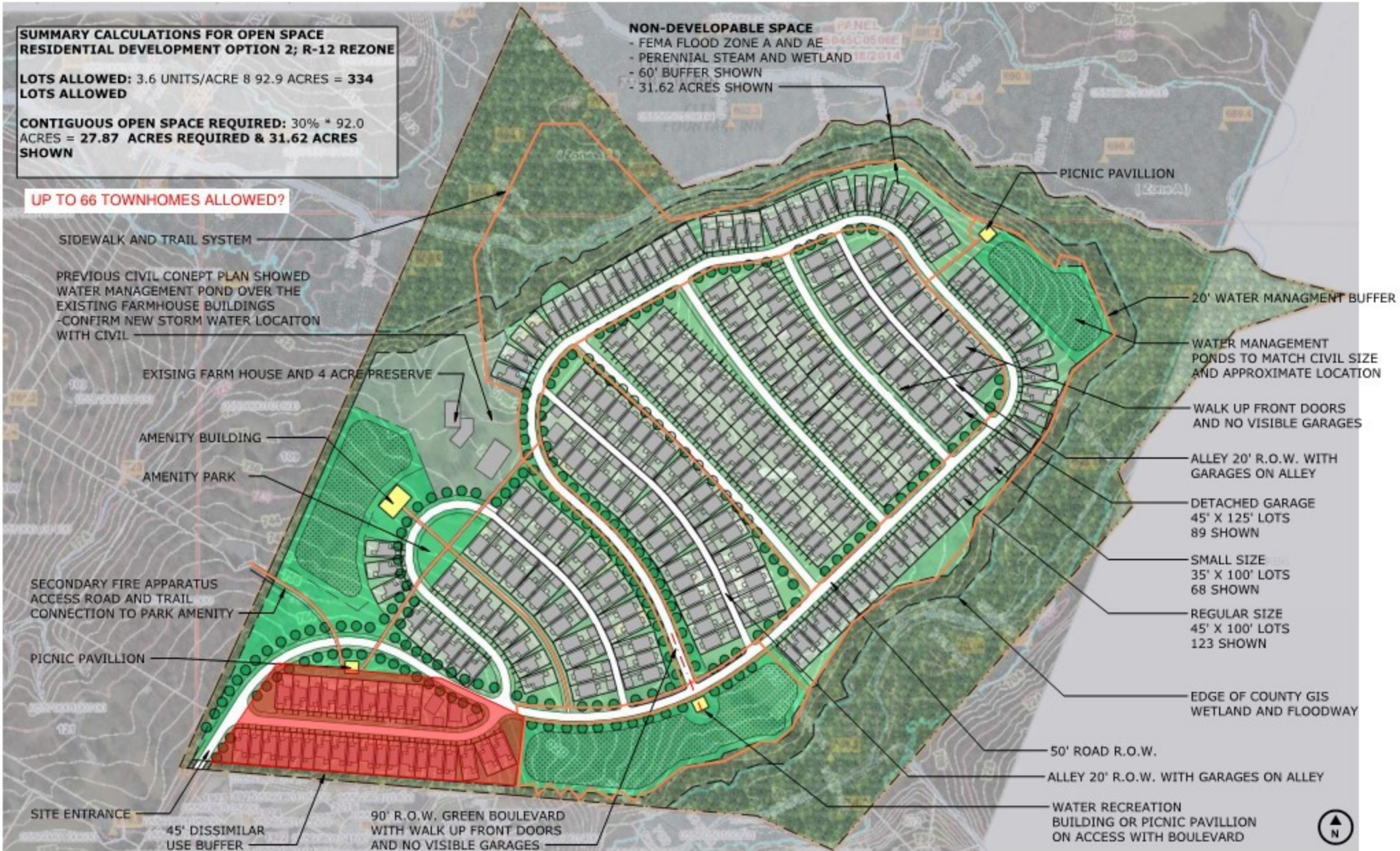
**LOTS ALLOWED:** 3.6 UNITS/ACRE x 92.9 ACRES = **334 LOTS ALLOWED**

**CONTIGUOUS OPEN SPACE REQUIRED:** 30% x 92.0 ACRES = **27.87 ACRES REQUIRED & 31.62 ACRES SHOWN**

**UP TO 66 TOWNHOMES ALLOWED?**

**NON-DEVELOPABLE SPACE**

- FEMA FLOOD ZONE A AND AE
- PERENNIAL STEAM AND WETLAND
- 60' BUFFER SHOWN
- 31.62 ACRES SHOWN



# PP-2022-204 Prelim 9-21-2022 Markup.pdf Markup Summary

## Text Box (9)

Current assignments (subject to change): Bryson Elem, Bryson Middle, Fountain Inn High  
City of Fountain Inn - Sidewalks Provided per plat  
Note: Residential development can impact schools serving the development

**Subject:** Text Box  
**Page Label:** 1  
**Author:** Skip Limbaker - Greenville County Schools  
**Date:** 10/10/2022 11:44:15 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Current assignments (subject to change): Bryson Elem, Bryson Middle, Fountain Inn High  
City of Fountain Inn - Sidewalks Provided per plat  
Note: Residential development can impact schools serving the development



**Subject:** Text Box  
**Page Label:** 1  
**Author:** Floodplain Management Patty Wright  
**Date:** 10/10/2022 4:24:58 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

No Comment



**Subject:** Text Box  
**Page Label:** 1  
**Author:** Michele Perdue-E911  
**Date:** 10/10/2022 9:34:45 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

9 road names are needed. Addresses are not issued off an alley. Be sure there is room for addressing.



**Subject:** Text Box  
**Page Label:** 1  
**Author:** Pholmes  
**Date:** 10/12/2022 12:38:16 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Metro Sewer - Parcel is located in Metro's District. Metro approved capacity request with following statement: "Proposed development to be owned & operated by Metro".



**Subject:** Text Box  
**Page Label:** 1  
**Author:** Kim V - ReWa  
**Date:** 10/13/2022 12:27:55 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

ReWa approved the preliminary capacity request that was submitted to and approved by Metro.



**Subject:** Text Box  
**Page Label:** 1  
**Author:** SCDOT-Jason Cisson  
**Date:** 10/14/2022 11:01:46 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

SCDOT-ADPE, jsc 10/14/22  
Hellams Street Ext is not a paved SCDOT road. SCDOT only has several hundred feet of ROW north from Garrett Street. But the ownership from that point to the development is unknown. A TIS should be completed for this development.

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**Subject:** Text Box  
**Page Label:** 1  
**Author:** Suzanne Terry - GC Planning  
**Date:** 10/14/2022 11:04:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

No Comment

No Comment



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**Subject:** Text Box  
**Page Label:** 1  
**Author:** Danane Wright – Greenville County Land Development  
**Date:** 10/14/2022 9:00:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

- Downstream analysis will be as it leaves the site at the 3 or 4 natural low spots and the 10% downstream watershed point
- Lots not draining directly to the stormwater management feature must meet water quality requirements
- Anti-degradation will be required for post construction water quality if the disturbed area is greater than 25 acres.
- Lots not draining directly to a stormwater management facility must meet water quality requirements
- A stormwater management pollution prevention plan is required for this site. Please contact Land Development Division to schedule a Pre-Development Conference.
- Label on the site plan if the homes, will be septic or sewer
- Label on the plans I the site will be mass graded
- Provide safe conveyance for stormwater to reach the proposed SD system without impacting other lots.
- No manufactured devices for post construction water quality allowed in residential subdivisions.
- Restrictive Covenant Language for stormwater management facilities must be included in the Covenants.
- The Final Plat must show and label the location of all live creeks and streams along with the appropriate sized easements.
- The Final Plat must show the location of and access to the detention area, if one is required.
- The Final Plat must include a statement that, "Greenville County is not responsible for the maintenance of the Detention Area."
- The final plat must identify the Home Owners Association as responsible for maintenance of the Stormwater Management Features.
- The final plat must include a statement, "In the absence of a Homeowner's or Property Owner's Association Owners of property which is designed to drain to a particular stormwater management facility in any phase of the development shall be equally responsible for inspection



**Subject:** Text Box

**Page Label:** 1

**Author:** Kurt Walters – Greenville County Traffic Engineer

**Date:** 10/17/2022 10:23:56 AM

**Status:**

**Color:** ■

**Layer:**

**Space:**

PP-2022-204 – Dylan Roberts (FI): (316 lots – FI Rds – FI Access)

a.Access: Lafayette Ave (G0203) – (20' wide, 50' ROW, 83 OCI)

i.Encroachment permit required for connection to County road

ii.Will have to obtain ROW from property owners for emergency access

iii.Access will need to be gated and hidden

b.Access: Hellams St (SCDOT)

i.Will have to obtain ROW from property owners to connect to Hellams St

c.Data sheet shows new streets are County