



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/@cityoffountaininn3536/videos>
Thursday, April 6, 2023 - 6:00 PM**

1. Call to Order Erik Stoddard
2. Approval of Minutes
 - a. Minutes from Thursday, March 2, 2023
3. Public Hearing(s)
 - a. **FI-2023-006**
Request: Rezone from PD & R-15 to Flexible Review District
Tax Map: 0354000100300, 0354000100308, & 0354000100309; 28.2 acres
Location: Speedway Drive & Quillen Avenue

City Staff Report
Applicant Presentation: Jamie McCutchen
Public Comment Period
Planning Commission Discussion/Questions

Planning Commission Vote
 - b. **FI-2023-007 (Subdivision)**
Request: Subdivision of 6 Flag Pole Lots
Tax Map: 0555020101000; 7.4 acres
Location: Hunter Road near Club Drive

City Staff Report
Applicant Presentation: Johnny Tong
Public Comment Period
Planning Commission Discussion/Questions

Planning Commission Vote
4. Adjourn



MINUTES
FOUNTAIN INN PLANNING COMMISSION

Thursday, March 2nd, 2023
Judicial Building Council Chambers
6:00pm- 300 Wall Street

1. Call to Order – Chairman, Erik Stoddard

-Board members present: Erik Stoddard, Matt Waschkowski, Chris Ellisor, Walt Tanner, Nelson Deever

-Staff present: Shawn Bell

2. Vote on 2023 Chair and Vice Chair

-Accepted recommendations for 2023 Planning Commission Chair and Vice Chair.

-Matt Waschkowski made motion for Erik Stoddard to be considered as Chair. Motion seconded by Chris Ellisor. Board voted unanimously 4-0 (with the exception of Erik Stoddard) Erik Stoddard will remain Chair for 2023.

-Matt Waschkowski made motion for Chris Ellisor to be considered as Vice Chair. Motion seconded by Erik Stoddard. Board voted unanimously 4-0. Chris Ellisor will become Vice Chair for 2023.

3. Approval of Minutes

-Motion made to approve minutes by Walt Tanner and seconded by Nelson Deever
Board voted unanimously to approve minutes 5-0

4. Public Hearing FI-2023-002

Request: R-M, Residential Multifamily District Tax Map: 904-05-01-001; 1.15 acres
Address: Putman Street

City Staff Report given by Shawn Bell

-Planning Commission had no Discussion/Questions concerning staff report.

Applicant Presentation: Luis Tabares and David Graff with Gray Engineering had nothing to present other than request for variance.

Public comment period:

- Owner of 605 S. Main Street, Joseph Genetti, voiced concerns with plans for drainage.
- Carrisa Jagers, President of Tucker Branch HOA, voiced concerns against proposal as it will lower their property values, noise, extra traffic, security, and drainage.
- Trevor Castlebury inquired about what was being built on this parcel. Voiced concerns over crime in this area if apartments are allowed.
- Shawn Bell read email from concerned Tucker Branch resident against this variance.

Planning Commission Discussion/vote:

- Matt Waschkowski made motion that the variance be approved for RM. Seconded by Chris Ellis. Motion carried 4-1.

5. Public Hearing FI-2023-003

Request: C-2, Commercial District Tax Map:0350000100404, 0350000100403

Address: 108 & 110 Nash Street

City Staff Report given by Shawn Bell

- Planning Commission had no Discussion/Questions concerning staff report.

Applicant Presentation: Tellus, LLC represented by Kristen Perry with Hughes Development

- Chair, Erik Stoddard, asked for confirmation that the house on one of the lots is vacant. Ms. Perry confirmed that it is vacant.

Public Comment Period:

- James Barbery voiced his family history concerning this property.

Planning Commission Discussion/Vote:

- Matt Waschkowski made motion that the property be approved to C-2. Seconded by Nelson Deever. Motion carried 5-0.

6. Public Hearing FI-2023-004

Request: R-15, Residential District Tax Map: P/O 0555020101000, 6.78 ac

Address: Hunter Road

City Staff Report given by Shawn Bell

- Planning Commission had no Discussion/Questions concerning staff report.

Applicant Presentation: Fountain Inn Simpsonville Country Club

Public Comment Period:

- No comments or discussion.

Planning Commission Discussion/Vote:

Matt Waschkowski made motion to annex this property into the city limits and zone to R-15.
Seconded by Erik Stoddard. Motion carried unanimously 5-0.

7. Public Hearing FI-2023-005

Request: FRD, Flexible Review District Tax Map: 0344000200600

Address: 407 North Main Street

City Staff Report given by Shawn Bell.

Planning Commission Discussion/Questions concerning staff report:

-Matt Waschkowski asked with FRD that landscape plans, specs on materials, and more detailed information on what is being built can be expected. Shawn Bell confirmed that this information will be received with FRD.

Applicant Presentation: Jake Dickens

-Board had no questions or comments for the applicant.

Public Comment Period:

-Karen Fowler lives at 404 N. Main Street expressed concerned about property value and integrity of main street and asks that the board vote to not subdivide this parcel.

-Gabe Jenkins lives on the 400 block of North Main Street expressed concerned about the homes being built on smaller lots than anywhere else on Main Street and that this may set a precedence that is unwanted in downtown.

-Meredith Herman lives at 604 N. Main Street expressed concerned with the density of having 3 homes built on an R-15 lot and how it will affect the look of Main Street.

-Peggy Nixon is a resident of North Main Street and presented pictures of many homes that are 100 years old to depict the uniqueness of this area. She is concerned that changing the density of this area will change the charm of it. Voiced that she is very against this parcel being subdivided.

-Chair, Erik Stoddard, read email from Randy Blackerby that expressed his support for this parcel being subdivided for the 3 houses in this area and suggested a buffer be considered.

Planning Commission Discussion/Vote:

-Chair, Erik Stoddard, makes the following statement for the record as follows:

I'm going to close the public comment period and open this up for board discussion and before allowing anyone else to speak, I want to be the first one to speak to get my comments on record. A lot of the points that residents have made have been extremely good points, but I've lived in Fountain Inn for all of my life except for a brief period of time when I was in college, so I have grown up with Main Street. I remember what it looked like I was there. And as of late, driving up and down Main Street, that office is a complete and utter eyesore to look at. As you drive up and down Main Street. You've got wonderful homes that sit there and all of a sudden smack dab in the middle and you've got this doctor's office. I hate it. I don't like it. I don't like looking at it. I don't think it should be commercial. So I'm in agreeance the past two times that they've turned down an office building. I don't think it office building, she goes. I do believe it should be

residential. The citizens of Fountain Inn are asking this Commission to once again turn down an application for this lot. And what that means is if that application is turned down, that's another year before this applicant can come and reapply. That's another year of this ugly doctor's office that still sits there. That could be another two years. Who knows? I don't know. I don't know if the applicant would come again in another year to redo that, but I personally am tired of seeing the doctor's office sitting there. As far as the homes, I think we discussed on Andrews, if we talked about the smaller lot size, you can see them from Main Street. There's nothing guarding it through that piece of property that you can't see. So, you can already see some smaller style homes through that property anyways. As far as wide lots driving up Main Street that may be truthful, but I disagree. I can think of quite a few homes as I drive up Main Street that only have a driveway that sits in between them. That's not spacious lots. That's some lots that don't touch other. I do agree that the character of Fountain Inn and especially that portion of Main Street is very different in the style of homes that were built. But I do agree that there are characteristics that are shared the same between all those homes. There are certain characteristics. Now I'm not sure if anyone here has got to view the plan that we have sitting before us for these Charleston homes. But I can assure you that me looking at the statement of intent and the images that are presented before us, there are characteristics that I see in these homes that are also characteristics that are shared in the homes of Fountain Inn. And I firmly believe that. And while yes. Is it the best to have three homes sitting on a lot? I don't know. Like. It was brought to the attention this is not even a half-acre size lot. It's just simply not. It's .43 in my opinion. I think it may even be slightly smaller than that. Putting just one home on that is not gonna net you the same porches that some of the homes have. Those are great homes. Oh, my goodness, I wish. I wish that I could own one of those homes on Main Street. I really do. I love the porches. I love sitting on a porch. And you may look at me and say you're young, that you're too young to do that. But I like sitting on the porch, so I love those porches. So yes, I do agree the large porch size brings to the character of Fountain Inn. I believe that 100%. But I also believe that at some point you can't let a property continue to sit vacant and be such an eyesore. And what are, you know, are we gonna be sitting in this same position in another two years where the applicant now has two homes? Is that going to be accepted? So, I just wanted to make it known that my opinion, since then I believe that this is a decent enough plan to carry forward. Those of you that don't know FRD, Wojo pointed it out earlier this comes before us at least three more times. Two if not three more times. We get to see everything we get see every piece that comes for this these three homes. This is not a we vote, and one and done. We get to look at this three separate more times with SAC reports and final development plans and we can critique almost everything. (Matt Waschkowski interjected) I don't think this will come back to us. (Erik Stoddard replied) We still get final development? We still got a final development with party, correct? (Shawn Bell spoke) Mr. Chairman, Yes, so, if it was approved this evening, it would go to two readings of an ordinance by City Council. (Erik Stoddard replied) Is it done at that point? (Shawn Bell) No, and then that was approved. Then before they can get building permits, they would have to have a final development plan, which would be approved by you all. You are correct in that a denial at the Planning Commission and/or City Council level would prohibit the applicant for requesting that exact same zoning for for one year. Obviously, there's the ability to table as well. Those are all things; I'm just trying to be a facilitator here. (Erik Stoddard) Thank

you, Mr. Bell. So that that's just where I sit on the topic. I just wanted to make sure that my comments were made known.

Planning Commission Discussion/Vote:

- Matt Waschkowski stated that he agreed with Erik's comments, and that his only opinion at this moment before he votes, is because it is FRD and before it goes to City Council, is wanting to see more FRD information such as a landscape plan, plot plan with houses, specific direct driveway layout, screening, and engineering. Matt went on to say that in his opinion this item should be tabled until those specifics are provided in more detail.

Planning Commission Vote:

-Chairman, Erik Stoddard asked for a motion. Matt Waschkowski made a motion to table this item. Nelson Deever seconded. Motion carried 5-0. Item has been tabled.

-Walt Tanner asked permission to be dismissed from the meeting as he has a prior engagement to attend. Chair, Erik Stoddard, gave consent to leave.

8. Public Hearing FI-2022-036 (OLD DOCKET NUMBER)

Request/Proposal: 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.

Applicant: Doran Companies, LLC

Address: 110 Lafayette Avenue

Tax Map: 055-601-01-004.00

Acreage: 93.23 acres

City Staff Report given by Shawn Bell

-Planning Commission had no Discussion/Questions concerning staff report.

Applicant presentation:

-Developer for proposed subdivision, Danny Perkins, introduced Paul from Seamon Whiteside to give overview of plan for this subdivision.

Public Comment Period:

-No public comment or questions

Planning Commission Discussion/Vote:

-Matt Waschkowski made a motion to approve along with staff approval, that the units capped at 300 with sidewalks connecting current Hellams Street all the way into the subdivision. Nelson Deever seconded. Motion carried 4-0 unanimously.

Motion to adjourn made by Matt Waschkowski and seconded by Erik Stoddard. Motion carried 4-0 unanimously. Meeting adjourned.



FOUNTAIN INN

est 1886

CITY OF FOUNTAIN INN APPLICATION FOR REZONING

Owner _____

1. I(We) La Castalia Farm, Inc. Agent Jamie McCutchen

2. Of PO Box 561

Address Fountain Inn SC 29644 864-561-2348
City State Zip Telephone

Do hereby petition for a variance of the zoning ordinance of Fountain Inn, South Carolina

3. By varying from PD & R-15 to FRD

4. the property located at Speedway Drive

and having frontage(s) along bordering streets as follows:

Quillen Ave

5. containing 28.2 acres more or less and being lot(s) 0354000100300, 308, & 309
as shown on the Greenville and Laurens County Tax Maps.

6. This property is more specifically described by a metes and bounds description attached hereto,
and as shown on attached plat on tax map.

7. Name of owner(s) of each lot is as shown on a certificate of ownership from the Greenville and
Laurens County Tax Coordinator's office attached hereto.

8. Receipt(s) of notice(s) that were sent by certified mail to owners who are not co-signers of petition
is attached hereto.

9. The filing fee of \$650 is attached hereto. (call 862-7233)

10. Signatures of owner(s) _____

By Jamie McCutchen Agent
404 Quillen Avenue (PO Box 561)
Address Fountain Inn SC
864-561-2348 29644
Telephone

APPLICATION FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & DEVELOPMENT DEPARTMENT STAFF
April 6, 2023**

DOCKET NUMBER: FI-2023-006 (rezoning)

APPLICANT/OWNERS: SkeMcC, LLC
For La Castalia Farm, Inc.

PROPERTY LOCATION: Speedway Drive (east of 155 Speedway Drive)

TAX MAP NUMBER: 0354000100309 and 0354000100300

ACREAGE: 25.15

EXISTING ZONING: R-15 Residential District and PD Planned Development

REQUESTED ZONING: FRD, Flexible Review District

Existing Land Use: Vacant

Adjacent Land Use: North: Institutional (National Guard Armory)
Residential (Senior housing and assisted living)
East: Residential single family
South: Residential single family
West: Residential
Institutional (Fountain Inn High School)

Adjacent Zoning: North: S-1 Services
PD Planned Development
East: PD Planned Development
R-15 Residential
South: R-15 Residential
West: R-12 Residential

Aerial Map 1 (source: Greenville County GIS):



Note: Current zoning for this parcel is R-15

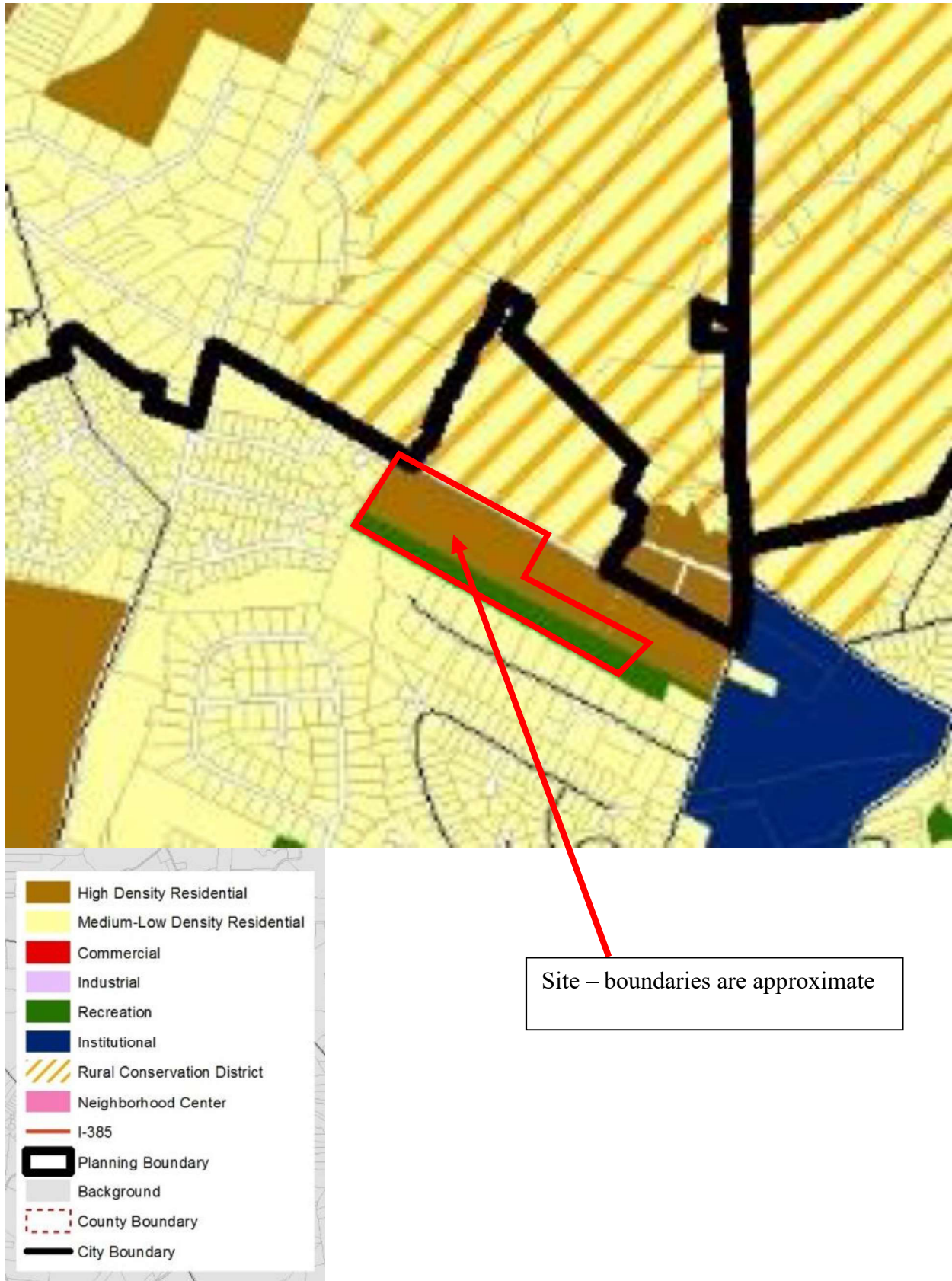
Aerial Map 2 (source: Greenville County GIS):



Note: Current zoning for this parcel is PD (Fountainside PD) and the western portion of the parcel would be removed from the PD district.

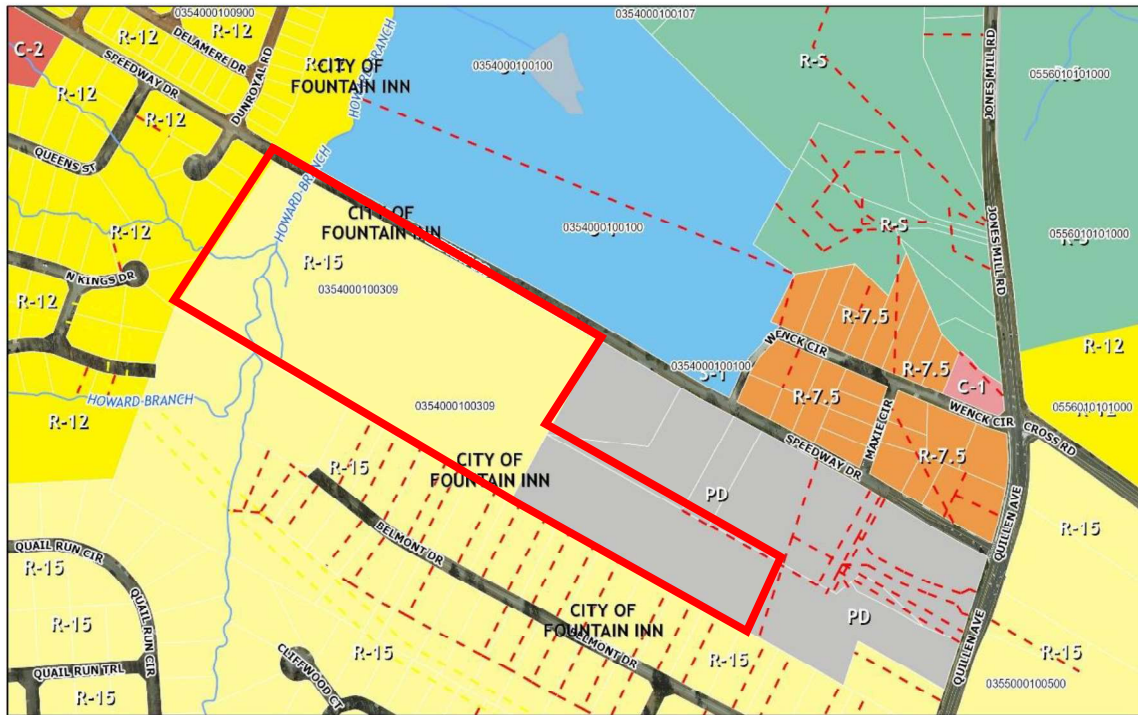
Approximate location of proposed
zoning boundary

Future Land Use Map:



Zoning Map (Subject Area):

Greenville County, SC



March 28, 2023

1:4,800
0 225 450 900 ft
0 65 130 260 m
Greenville County GIS Division, Greenville, South Carolina, Greenville
County GIS Division, Greenville, South Carolina 29601, Greenville County,

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records.

Conceptual Rendering of Proposed Dwelling Units



View from the North of the site, facing South

ANALYSIS:

The subject property is located on Speedway Drive south of the National Guard Armory. Kings Court subdivision is to the east, Belmont Estates subdivision is to the south, Quillen Manor assisted and independent senior living and Sunset Village are to the north and west.

The existing conditions of the subject site are depicted in the Natural Resources Inventory in Appendix A of this report. The site is wooded and sloped, and is bisected by a network of creeks (Howard Branch and unnamed tributaries) and wetlands, which are identified by the label “Waters of the U.S” on the Natural Resources Inventory. The wetlands have been delineated and appropriate buffers are shown around the wetlands. The far western portion of the site is largely covered by 100-year floodplain.

This area has been identified for High Density Residential use and Recreation Use in the City’s Future Land Use Map in the 2017 Master Plan. The proposed development is consistent with the Future Land Use Map.

Current zoning of the property is R-15 and PD. If approved, a portion of the existing Fountainside Planned Development will be rezoned to FRD, Flexible Review District as indicated in Aerial Map 2 on page 3.

Adjacent zoning is R-15 Residential to the south, R-12 Residential to the east, S-1 Services to the north, and PD Planned Development to the north and west.

FRD zones are considered a design review district and the development 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 applicant is proposing an attached single-family residential (townhouse) development of up to 180 units; however, the submitted Preliminary Development Plan (PDP) shows only 173 units. Overall density would be 7.2 units per acre if 180 units are built. The Statement of Intent (SOI) indicates that some units may be detached single family units, but no detached units are shown in the PDP. The SOI would allow the applicant to revise the plan to include detached units prior to approval of a Final Development Plan (FDP). Townhouses would be 2 or more bedrooms, at least 800 square feet, with 1 or more car garage. If detached single family units are included in the FDP, they would be at least 1,200 square feet, with 3 or more bedrooms, and 1 or more car garage. A conceptual rendering for the attached (townhouse) units is included in this report.

Approximately 11.1 acres of the site would remain as open space and natural area; much of the proposed open space is wetlands and bottomland hardwood forest. The developer has had discussions with Greenville County Parks and Recreation Department about a potential segment of recreational trail connecting through the development, as shown in the PDP. This trail segment

is only a proposed potential trail, and may or may not be built ultimately. The developer does not propose to build the trail as part of the development, it would be a future improvement by others.

Two points of access are proposed on Speedway Drive, subject to SCDOT approval. The proposed access plan provides two points of access for approximately 50 of the proposed units. The remaining units essentially have only one point of vehicular access. A “potential emergency accessway” is identified that would provide access to a potential parking lot in the Fountainside PD development to the north. Staff’s review suggests that an alternative location for the emergency accessway would be at the far eastern end of the development, between lots 69 and 70, as this connects to property that is currently under the same ownership as the proposed development. Without an emergency access point, up to 150 lots could be cut off from emergency services by natural disaster, house fire, vehicle crash, or utility failures/repairs on the single access road for these dwellings.

Sidewalks are proposed throughout the development and connect to Speedway Drive. No sidewalk is proposed on Speedway Drive. Fountain Inn High School is approximately 1,700 feet (about 1/3 of a mile) east along Speedway Drive, about an 8 minute walk. There are no existing sidewalks on Speedway Drive between the proposed development and the high school.

A Property Owner’s Association (POA) would be established and would be responsible for maintenance of common areas.

The Preliminary Development Plan identifies appropriate buffer yards as required by Section 5:11 of the City’s zoning ordinance.

STAFF RECOMMENDATION: Approval of the requested FRD, Flexible Review District zoning, as described by the Preliminary Development Plan and the Statement of Intent, with the condition that an emergency accessway must be provided in the eastern portion of the site, either as shown on the PDP between lots 54 and 55, or between lots 69 and 70 and connecting to and through the remainder of one of the subject parcels (that portion which is not part of this rezoning request but would remain in the Fountainside PD) located to the east on Quillen Avenue.

Appendix A – Statement of Intent, Preliminary Development Plan, and Natural Resources Inventory

Development Plan

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

FOUNTAINSIDE TRAIL FRD - REVISED

1. Property Owner: La Castalia Farm, Inc,
Address: PO Box 561, Fountain Inn SC, 29644
Telephone Number: 864-561-2348

2. Applicant: SkeMcC, LLC
Name: Jamie McCutchen
Address: PO Box 8346, Greenville, SC 29604
Telephone Number: 864-313-4619
Email: jamie@redoakdevelopers.com

3. Date: March 25, 2023

4. Signature: _____

1) Preliminary Development Plan - The applicant shall submit a digital version and also reproducible vellum of the proposed FRD 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 FRD 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 and II. Zone 3 may be part of the same POA or a different POA. The association will address the specific needs of the project 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.

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

This statement is intended to describe in detail the proposed FRD of the approximately 25.15 acres on the south side of Speedway Drive, identified as TMS # 0354000100309 and a portion of 0354000100300 (the "Project"). The Project includes a portion of the current Planned Development known as Fountainside. This Statement of Intent will supersede previous zoning.

Development of the Project is expected to begin shortly after permits are acquired, which is anticipated to take 6 to 9 months after zoning approval. The primary circulation within the Project will be new public roads as shown on the Preliminary Development Plan. The project will have a primary entrance on Speedway Drive. It will have a secondary entrance that will be determined during the final design and may be an additional full access on Speedway Drive, or emergency only access on Speedway Drive. It may also be provided as an emergency access through the adjoining apartment development. There are several options for the secondary entrance, however the site engineering needs to be further along to determine the best option. Options for this are shown on the Preliminary Development Plan.

Fountainside Trail FRD

Statement of Intent

Page 2

Currently one parcel is approximately 8 acres and zoned PD (Planned Development) and one parcel is approximately 19.3 acres and zoned R-15. This FRD will incorporate the R-15 parcel and revise the existing PD as described herein. The limits of each zone are shown on the accompanying Preliminary Development Plan and are described as follows:

ZONE I

Zone I is approximately 14.1 acres in size and will be developed as residential. The residential development will be primarily single-family attached (townhomes) or single-family detached (homes). A maximum of 180 units will be allowed on Zone 1. A minimum of 2 parking spaces will be provided for each unit.

A perimeter setback of 25' from Speedway Drive and perimeter boundaries will be provided. As no interior setbacks are required within the PD, no other setbacks are provided.

The stormwater management system will be designed to meet and exceed state and local regulations and may incorporate low impact design standards, if practical. The POA will maintain this system.

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

ZONE II

Zone II is approximately 11.1 acres in size and will remain as open space and natural areas, except for walking trails, Swamp Rabbit Trail and necessary utilities. Zone II may include stormwater management features. We are currently coordinating with Greenville County and City of Fountain Inn on how to incorporate a Swamp Rabbit Trail extension through the property. One possibility is shown on the Preliminary Development Plan, however, that may be modified based upon County and City input.

The maximum overall density of the project will be 180 units (7.2 units/acre).

____ 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. .

Improvements will include construction of new roads to serve Zone I and extension of utilities as required for the development. We are also working with Greenville County and the City of Fountain Inn to plan for a portion of the Swamp Rabbit Trail to run through the property, including through Zone II. The Swamp Rabbit Trail will be dedicated for public use.

____ 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 FRD.

Public utilities are available to the Project and will be utilized as needed. Utility letters confirming capacity for the project were previously obtained. Updated utility letters have been provided by Greenville Water and the City of Fountain Inn and are provided for reference. We are currently waiting on RE-WA confirmation of sewer capacity and will provide that to the City upon receipt.

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

The townhomes and/or homes will be of a traditional style. Attached townhomes will be a minimum of 2 bedrooms and 800 SF. Detached homes will be a minimum of 3 bedrooms and 1200 SF. All townhomes and homes will have a minimum 1 car garage.

An example of the architectural style is provided with this Statement of Intent. Architectural style will be further developed as the project progresses. This sample is intended to be a general representation of the architectural style of the buildings.

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

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

Landscape buffers will be provided as required to comply with Section 5:11 of the Zoning Ordinance and will be landscaped with Large Canopy Trees, deciduous trees and shrubs with groundcovers consisting of grasses and mulches. Additional landscaping will be provided within Zones I, including a minimum of one – 2” caliper tree per lot in Zone I. 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 and will comply with Section 5:11:7 of the Zoning Ordinance.

- ___ 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 City of Fountain Inn Regulations. Sidewalks and walking trails will be provided and will connect to existing sidewalks where practical. The community will include a mix of sidewalks and walking trails to provide for pedestrian access, exercise areas and to facilitate the walkability of the Project. The walking trails will work with Greenville County and City of Fountain Inn to incorporate room for the Swamp Rabbit Trail through the project.

Currently, there are plans to extend the Swamp Rabbit Trail within or adjacent to the Project and we will work to connect the community to the proposed trail.

Sample of Architectural Style



NATURAL RESOURCES INVENTORY PLAN

FOUNTAIN INSIDE TRAIL
SPEEDWAY DRIVE
FOUNTAIN INN, SOUTH CAROLINA

CIVIL INSIGHTS, INC.
PO BOX 441202
Kennesaw, Georgia 30140
Phone (404) 555-2574 • Fax (404) 555-2575
website: www.civilinsights.com
Consulting Engineering • Civil Planning • Infrastructure

PRELIMINARY

Year	Age	Gender
2000	18-24	Male
2000	18-24	Female
2000	25-34	Male
2000	25-34	Female
2000	35-44	Male
2000	35-44	Female
2000	45-54	Male
2000	45-54	Female
2000	55-64	Male
2000	55-64	Female
2000	65+	Male
2000	65+	Female

VICINITY MAP:

PROJECT NAME	FOUNTAINSIDE TRAIL
PROJECT ADDRESS	FOUNTAINGWAY DRIVE, FOUNTAIN HILL, SC 29644
TAX MAP/ASSESS. INFORMATION	
TMS#	015-000103003 & 015-000100009
OWNER	LA CASTALLA FARM INC.
ADDRESS	PO BOX 25 GREENVILLE, SC 29615
SITE INFORMATION	
SITE ACRES	25.18 ACRES

LAND COVER AND ACREAGE		
TYPE	AREA	PERCENTAGE
WOODED	±20.77-ACRES	81.55%
WETLANDS	±1.97-ACRES	8.04%
FLOODPLAIN	±2.71-ACRES	10.78%
TOTAL	±25.45-ACRES	100.00%

NUMBER	TYPE	AREA	LENGTH
1	PROW/RIEBUTARY	54.13	702.3
2	PROW/RIEBUTARY	4.031	73.4
3	WETLAND	1.111	-
4	BROW/RIEBUTARY	1.055	420.4
5	PROW/RIEBUTARY	11.25	719.8
6	PROW/RIEBUTARY	1.005	342.5
7	WETLAND	11.02	-
8	PROW/RIEBUTARY	1.564	301.5
TOTAL		1.157	2559.9

NOTES:

- SITE BOUNDARY, TOPOGRAPHY, WETLAND BOUNDARY AND FLOODPLAIN INFORMATION WAS OBTAINED FROM SURVEY BY JOEL AND LINDA NORTHINGTON DATED 07/25/18 AND GREENWILE COUNTY GIS. ELEVATION DATA: NORTH-AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATUM: SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF 1963 BASED ON INTERNATIONAL FEET (SCNIP).

ALL INFORMATION SHOWN HAS BEEN LOCATED BY OTHERS. CIVIL INQUIRY HAS NOT PHYSICALLY LOCATED THE PROPERTY. BOUNDARIES OR FLOODING AND MAKES NO GUARANTEE THAT THE INFORMATION SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA. INQUIRY'S FURTHER DOES NOT WARRANT THAT THE BOUNDARIES OR FLOODING ARE IN THE LOCATION INDICATED. ALTHOUGH CIVIL INQUIRY DOES CERTIFY THAT THEY ARE LOCATED ACCURATELY AS POSSIBLE FOR INFORMATION AVAILABLE.



Kim Darnell

From: Russell Slatton <russell.slatton@fountaininn.org>
Sent: Monday, March 27, 2023 2:22 PM
To: Kim Darnell
Cc: Naomi Reed
Subject: FW: Statement of Intent Fountainside Trail
Attachments: Fountainside Trail Statement of Intent - Rev.pdf

Kim,

We have approved the sewer design and have capacity for the planned neighborhood.



Russell Slatton
Public Works Director
City of Fountain Inn
200 N. Main Street
Fountain Inn, SC 29644
russell.slatton@fountaininn.org
Office: 864-908-3553
Mobile: 864-908-3553
Fax: 864-862-4412

Fountain Inn is an equal opportunity employer.

The information in this email may be confidential, and is intended only for the use of or dissemination by the recipient named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.

From: Kim Darnell <Kim.Darnell@fountaininn.org>
Sent: Monday, March 27, 2023 1:35 PM
To: Russell Slatton <russell.slatton@fountaininn.org>
Cc: Naomi Reed <naomi.reed@fountaininn.org>
Subject: Statement of Intent Fountainside Trail

Russ,

Can you please review/approve the attached document (Page 3) concerning the Fountainside Trail building project and verify if any capacity or impact letters have been received? Thanks for your assistance in this matter. Have a great day.



Kim Darnell
Planning and Development Coordinator

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

Kim.Darnell@fountaininn.org

Office: 864-409-3334

Mobile: 864-724-8585

Fax: 864-862-4812

Fountain Inn is an equal opportunity employer.

The information in this email may be confidential, and is intended only for the use of or dissemination by the recipient named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.

Public Main Extension Preliminary Capacity Request Form

Form Revision Date: 4/13/2016

Project Information

Project Name: Fountainside Trail FRD Date: 3/14/23

Engineer (Company): _____ Phone: 864-918-3676

Engineer (Contact): Jamie McCutchen Signature: _____

Engineer Address: PO Box 8346, Greenville, SC 29604 Email: jamie@redoakdevelopers.com

Developer (Company): SkeMcC, LLC Phone: 864-918-3676

Developer (Contact): Jamie McCutchen Email: 864-918-3676

Developer Address: PO Box 8346, Greenville, SC 29604

Tax Map Numbers for Project: 0354000100309, 03540001008 and 0354000100300

Proposed Water Resource Recovery Facility: _____

Estimated Total Sewer Flow: 58,800 gal/day. Attach Flow Calculations. (Average daily flow as calculated using SCDHEC Unit Contributory Loadings)

Connection Type - ☒ Gravity ☐ Force Main Connection Point - ☒ Satellite Sewer MH ☐ ReWa MH

Attach map identifying proposed connection point to existing collection/trunk sewer.

Are Multiple Collection Agencies involved? ☐ Yes ☒ No If yes, both agencies will need to fill out the respective portions of the form below.

Ownership, Operation & Maintenance of Collection System will be assigned to: City of Fountain Inn

Will there be a new Pump Station associated with this development? ☐ Yes ☒ No

Primary Satellite Sewer Agency Preliminary Approval

Agency Name: City of Fountain Inn

Does capacity appear to be available to serve this project? ☐ Yes ☐ No Approved Connection Point? ☐ Yes ☐ No

Comments: _____

Collection Agency Signature: _____ Date: _____

Secondary (Transport) Sewer Agency Preliminary Approval

Agency Name: _____

Does capacity appear to be available to serve this project? ☐ Yes ☐ No

Comments: _____

Collection Agency Signature: _____ Date: _____

ReWa Preliminary Approval

☐ ReWa has verified all affected agencies have completed review form. ReWa Project No: _____

Does ReWa capacity appear to be available to serve this project? ☐ Yes ☐ No Approved Connection Point? ☐ Yes ☐ No

Is project authorized to move to the Step 2 permitting process? ☐ Yes ☐ No ReWa Pretreatment form attached? ☐ Yes ☐ N/A

Comments: _____

ReWa Representative: _____ Date: _____

This form does not constitute a permit to connect from ReWa or any sanitary sewer agency, nor is it to be used to obtain building permits from any regulatory agency. In cases where capacity appears available to serve a project, such capacity can neither be guaranteed nor reserved by this preliminary approval. **Capacity is allocated on a first come first serve basis during the subsequent ReWa Capacity Approval Process (Step 2).** Upon meeting all requirements (plan review and approval, payment of all applicable fees, etc.), ReWa will issue a separate letter for use in obtaining a SCDHEC Permit to Construct. The engineer shall contact the individual Satellite Sewer Agencies involved to determine their policies, procedures, and requirements. Note: Approval is valid for 24 months from the executed date of this document.

Fountainside Trail FRD

Sanitary Sewer Flow Calculations

Type	Unit flow (gpd)	Quantity	Average Daily Flow (gpd)
Single-family	300	0	0
Townhomes	300	180	54,000
Apartments	300	16	4,800
		Total	58,800

All apartments and townhomes 3-bedroom

Kim Darnell

From: Krefski, Dawn <DKrefski@greenvillecounty.org>
Sent: Tuesday, March 28, 2023 8:53 AM
To: Kim Darnell
Subject: RE: Fountainside Trail

Good morning Kim,

I didn't see Fountainside Trail on any of the SAC meetings in the last couple of months. However, E-911 said they have recently approved the subdivision name. I believe Davis and Floyd are the engineers.

*Thank you
Respectfully,*

Dawn Krefski
Assistant Subdivision Administrator
301 University Ridge, Suite 4600
Greenville, South Carolina 29601
Email: DKrefski@greenvillecounty.org
(864) 467-7283



From: Kim Darnell <Kim.Darnell@fountaininn.org>
Sent: Monday, March 27, 2023 5:22 PM
To: Krefski, Dawn <DKrefski@greenvillecounty.org>
Cc: Naomi Reed <naomi.reed@fountaininn.org>
Subject: Fountainside Trail

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Dawn,

Can you please advise if there are any comments from the SAC regarding the above referenced proposed development in Fountain Inn and if a traffic study has been requested? I appreciate your assistance in this matter. Thanks, and have a great day.



Kim Darnell
Planning and Development Coordinator
City of Fountain Inn
200 N. Main Street
Fountain Inn, SC 29644
Kim.Darnell@fountaininn.org
Office:864-409-3334
Mobile:864-724-8585
Fax:864-862-4812

Fountain Inn is an equal opportunity employer.

The information in this email may be confidential, and is intended only for the use of or dissemination by the recipient named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.

CONFIDENTIALITY NOTICE: *This e-mail and any files transmitted with it are confidential and may contain information which is legally privileged or otherwise exempt from disclosure. They are intended solely for the use of the individual or entity to whom this e-mail is addressed. If you are not one of the named recipients or otherwise have reason to believe that you have received this message in error, please immediately notify the sender and delete this message immediately from your computer. Any other use, retention, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited.*

From: [Russell Alexander](#)
To: [Kim Darnell](#)
Subject: Re: Fountainside Trail
Date: Wednesday, March 29, 2023 3:28:22 PM

Fountain Inn Fire will serve this development. The only issue will be parking in the hammer head area. There will be no street parking allowed due to apparatus turnaround.



Russell Alexander
Fire Chief
City of Fountain Inn
200 N. Main Street
Fountain Inn, SC 29644
Russell.Alexander@fountaininn.org
Office:864-908-3598
Mobile:864-505-0564
Fax:864-409-0164

Fountain Inn is an equal opportunity employer.

The information in this email may be confidential, and is intended only for the use of or dissemination by the recipient named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.

From: Kim Darnell <Kim.Darnell@fountaininn.org>
Sent: Wednesday, March 29, 2023 3:02:06 PM
To: Russell Alexander <Russell.Alexander@fountaininn.org>
Subject: RE: Fountainside Trail

Okay. Thank you, sir.



Kim Darnell
Planning and Development Coordinator
City of Fountain Inn
200 N. Main Street
Fountain Inn, SC 29644
Kim.Darnell@fountaininn.org
Office:864-409-3334
Mobile:864-724-8585
Fax:864-862-4812

Fountain Inn is an equal opportunity employer.

The information in this email may be confidential, and is intended only for the use of or dissemination by the recipient named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this

communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.

From: Russell Alexander <Russell.Alexander@fountaininn.org>

Sent: Wednesday, March 29, 2023 12:20 PM

To: Kim Darnell <Kim.Darnell@fountaininn.org>

Subject: RE: Fountainside Trail

Let me have a conversation with Naomi and I will have you an answer today.



Russell Alexander

Fire Chief

City of Fountain Inn

200 N. Main Street

Fountain Inn, SC 29644

Russell.Alexander@fountaininn.org

Office:864-908-3598

Mobile:864-505-0564

Fax:864-409-0164

Fountain Inn is an equal opportunity employer.

The information in this email may be confidential, and is intended only for the use of or dissemination by the recipient named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.

From: Kim Darnell <Kim.Darnell@fountaininn.org>

Sent: Monday, March 27, 2023 1:39 PM

To: Russell Alexander <Russell.Alexander@fountaininn.org>

Cc: Naomi Reed <naomi.reed@fountaininn.org>

Subject: Fountainside Trail

Chief Alexander,

Can you please review/approve the attached document (Page 3) concerning fire protection for the Fountainside Trail building project ? Thanks for your assistance in this matter. Have a great day.



Kim Darnell
Planning and Development Coordinator
City of Fountain Inn
200 N. Main Street
Fountain Inn, SC 29644
Kim.Darnell@fountaininn.org
Office: 864-409-3334
Mobile: 864-724-8585
Fax: 864-862-4812

Fountain Inn is an equal opportunity employer.

The information in this email may be confidential, and is intended only for the use of or dissemination by the recipient named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system.

**STAFF REPORT
TO THE FOUNTAIN INN PLANNING COMMISSION
FROM PLANNING & DEVELOPMENT DEPARTMENT STAFF
April 6, 2023**

DOCKET NUMBER: FI-2023-007 (subdivision)

APPLICANT/OWNERS: Johnny Tong, Applicant
Fox Run Country Club (dba name), Owner

PROPERTY LOCATION: Hunter Road near Club Drive

TAX MAP NUMBER: 0555020101000

ACREAGE: ~7.4 +/-

EXISTING ZONING: R-12 Residential (Greenville County)

REQUESTED ZONING: R-15 Residential (Previously Approved for Annexation)

Existing Land Use: Vacant

Adjacent Land Use: North: Recreational and Residential
East: Recreational
South: Residential
West: Residential developing

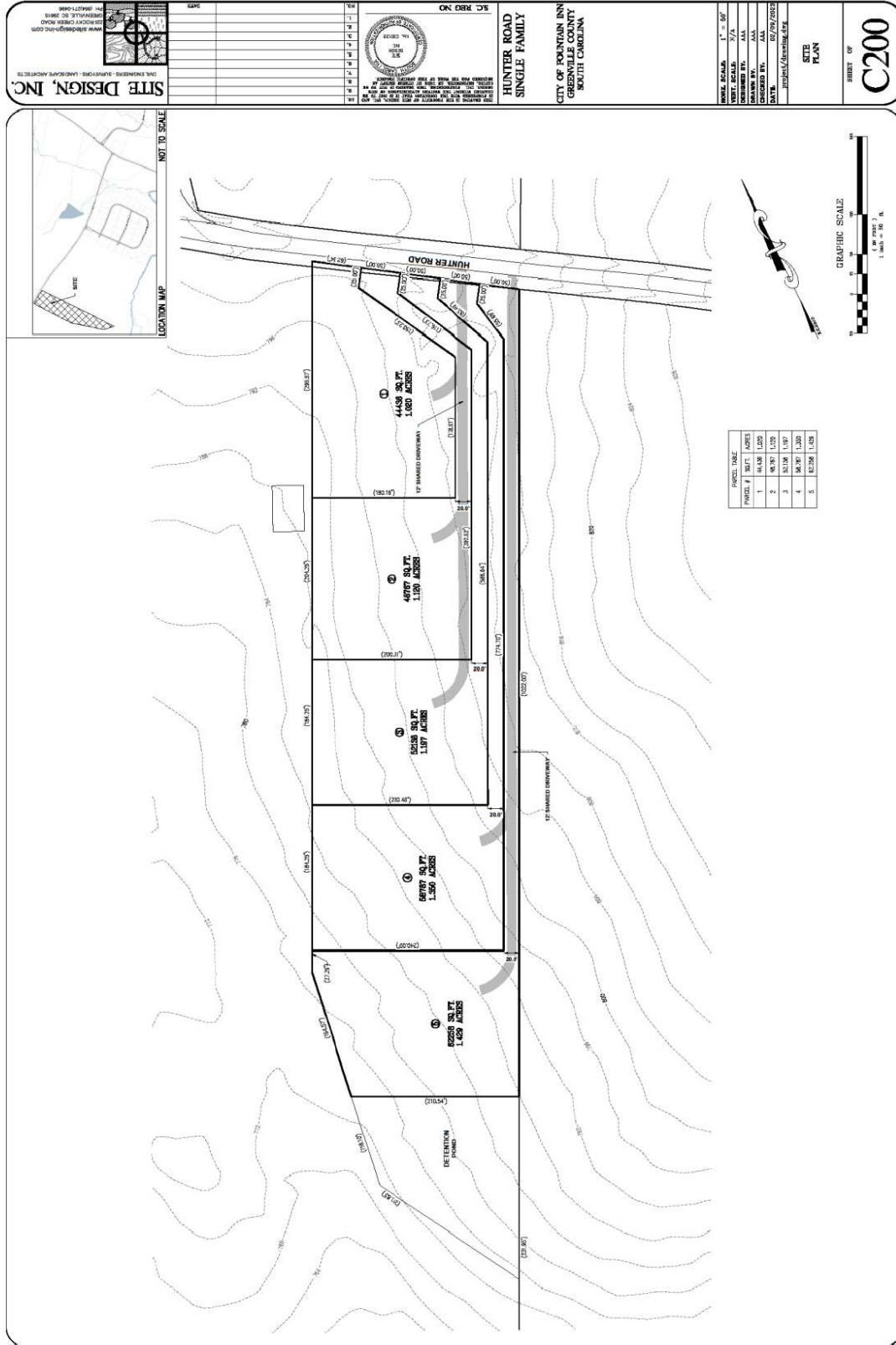
Adjacent Zoning: North: R-S Residential
FRD Flexible Review District
East: R-S Residential
South: R-S Residential
West: FRD Flexible Review District

Aerial Map 1 (source: Greenville County GIS): Site Location



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are

Proposed Lot Layout:



ANALYSIS:

The subject property is located on Hunter Road adjacent to the Fox Run Country Club.

The applicant has petitioned for annexation, which has been passed by City Council on first reading with R-15 zoning.

The applicant has provided a proposed conceptual plan for subdividing five “flag lots” as house sites and a detention pond area, which is a sixth lot with no road frontage in the proposed concept plan. A single shared gravel driveway is now proposed, although the attached plan shows two driveways. The Fountain Inn Land Development Regulations allow only one point of connection to the street where multiple flag lots are permitted. SCDOT also requires one point of connection.

The Fountain Inn Land Development Regulations require Planning Commission Approval of flag lots more than three deep. Flag lots create a number of concerns. Maintenance of the shared driveway can be problematic if no homeowners’ association exists. Most importantly, emergency responders may have trouble finding or accessing residences on deep flag lots. Section 9.6 of the Land Development Regulations are provided below, with highlights of key provisions.

9.6 - Lots.

A. Access. All subdivision lots shall have a minimum of 20 feet of access to and frontage on or approved access to a public street or on a private road constructed to City private road standards. Approved access may consist of rights of access to which a lot is entitled as a portion of a Group Non-Resident Development or a Group Residential Development.

B. Newly Created Through Lots, having frontage on newly created subdivision roads as well as having frontage on existing City or state maintained roads, must be provided access from the newly created road(s) only. Through access between newly created roads and existing roads is not permitted across newly created lots.

C. Flag lots created through the subdivision process, on summary, preliminary, and Final Plats, must be determined by the Planning Commission not to be contrary to the public's health, safety and welfare.

1. The access strip or flag pole shall not be used to calculate the minimum lot area. The front lot setback distance shall be measured from the closest property line parallel to the public road excluding the flag pole.

2. Flag pole lots may not be created deeper than three lots from the existing street without Planning Commission approval.

3. In order to limit the number of encroachments into existing City and SCDOT maintained roads, where multiple flag pole access strips meet the existing roadway, a private access easement must be established for these lots so that only one connection with the existing street is created to serve these lots. The connection with the existing road will meet all applicable City; of Fountain Inn and/or SCDOT Encroachment Permit requirements and the drive shall be constructed to meet Fire Code Access requirements.

4. Private access easements for flag lots may not serve more than six (6) lots without the authorization of the Planning Commission. The subdivider will be responsible for constructing and installing the driveway.

5. The owner/s of lots created in this manner shall be responsible for continued maintenance of the drives. Upon written notification by the Fire District or City Fire Chief the person/s or entity responsible for maintenance must correct any cited deficiencies within 60 days of receipt of notification of the need for maintenance.

Staff finds the following deficiencies with the proposed lot layout:

1. it does not provide the required minimum 20' road frontage for the detention pond lot;
2. the detention pond has no access for maintenance;
3. no turnaround for fire apparatus or other public service and private delivery vehicles is provided.

STAFF RECOMMENDATION: Approval of the general six lot layout of the subdivision, with the condition that not more than three flag lots will be approved, one of which will be the detention pond lot. The proposed five single family house lots and detention pond site should all be served by and have the required minimum 20' frontage on a private drive constructed and paved to the Private Drive standards in Article 8 of the city's Land Development Regulations, and will include an adequate turnaround as required in Article 8 of the Land Development Regulations.