



Agenda

**Fountain Inn, South Carolina
Regular Planning Commission Meeting
Thursday, July 6, 2023 - 6:00 PM**

1. Call to Order - Chairperson Stoddard
2. Approval of Minutes
 - a. Minutes from Planning Commission Meeting June 01, 2023
3. Hearing Procedures/Regulations
4. New Business
 - a. PF-2023-001
Request: Final Development Plan for Fountainside Trail
Tax Map: 0354000100309 and P/O 0354000100300; 25.15 acres
Location: Speedway Drive
 - b. PP-2023-001
Request: Preliminary Plan Approval and Variance from *Section 9.4, Sidewalks* of the Land Development Regulations
Tax Map: 0555020101001; 6.78 acres
Location: Hunter Road
5. Announcements
6. Adjourn



MINUTES
FOUNTAIN INN PLANNING COMMISSION

Thursday, June 1, 2023
Council Chambers
300 Wall Street

1. **Call to Order – Chairman, Erik Stoddard**
-Board members present: Erik Stoddard, Matt Waschkowski, Chris Ellisor and Nelson Deever
-City Staff present: Lisa Mann, Shawn Bell
2. **Approval of Minutes**
-Motion made by Chris Ellisor to approve minutes from 2023. Seconded by Nelson Deever.
Motion carried unanimously 4-0.

3. **Public Hearing(s)**
 - a. **PZ-2023-008**
Request: Rezone from I-1, Industrial District to C-2, Commercial District
Tax Map: 0345001000900; .56 acres
Location: 303 Fairview Street

-City Staff Report given by Lisa Mann

Planning Commission Comments/Discussion concerning staff report:

-Brian Beal moving his office to Fountain Inn upon successful rezoning.

Applicant Presentation: Brian Beal

Public Comment period:

-No public comment

Planning Commission Discussion:

-Brian Beal stated that he would be moving his home office to the 303 Fairview Street location upon successful rezoning.

Planning Commission Vote:

-Motion made by Matthew Waschkowski to approve the rezoning request from I-1, Industrial District to C-2. Motion second by Erik Stoddard. Motion carried unanimously 4-0.

4. Public Hearing(s)

b. PZ-2023-009

Request: Rezone from I-1, Industrial District, to -15 Residential District

Tax Map: 904-04-01-037

Location: 124 The Moonplace Road

-City Staff Report given by Lisa Mann

Planning Commission Comments/Discussion concerning staff report:

- Matthew Waschkowski asked about the name Moonplace and Lisa Mann replied she believed that's where the applicant lives.

Applicant Presentation:

-Applicant was not present

Public Comment period:

-No public comment

Planning Commission Discussion

-This road could possibly go back to industrial in the future considering it has one single family residence.

Planning Commission Vote:

-Motion to approve by Matthew Waschkowski and second by Chris Ellisor. Motion carried unanimously 4-0.

5. Public Hearing(s)

c. PZ-2023-010

Request: Text amendment to the City of Fountain Inn Zoning Ordinance that will amend Article 5, District Regulations; Table 7.3 Setback/Height Requirements; Table 7.4 Nonresidential Setback/Height Requirements; and Section 7:16:3 Determining Setback Lines in All Districts

Tax Map: N/A

Location: Citywide

-City Staff Report given by Lisa Mann

Planning Commission Comments/Discussion concerning staff report:

-They are fine with this.

Public Comment period:

-No public comment

Planning Commission Discussion

-They are in agreement.

Planning Commission Vote:

-Motion to approve Matthew Waschkowski and second by Nelson Deever. Motion carried unanimously 4-0.

Adjourned



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

TO: Planning Commission

FROM: Planning and Development Department

RE: PF-2023-001

APPLICANT: SkeMcC, LLC for La Castalia Farm, Inc.

PROPERTY LOCATION: Speedway Drive

PIN/TMS#(s): 0354000100309 and P/O 0354000100300

CURRENT ZONING: FRD, Flexible Review District

REQUEST: Final Development Plan for Fountainside Trail

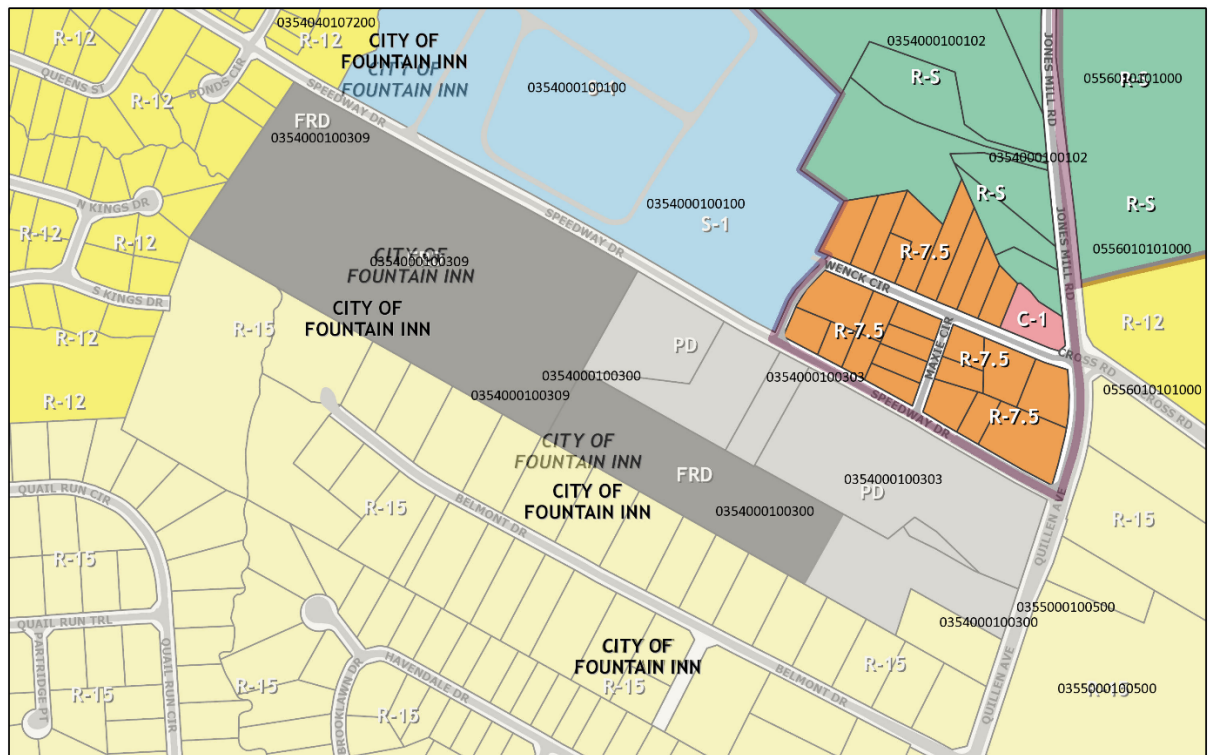
ACREAGE: 25.15

COUNCIL WARD: 6 - Blackstone

EXISTING CONDITIONS:	The site is wooded and sloped and is bisected by a network of creeks and wetlands. The wetlands have been delineated and buffers are shown around them. The far western portion of the site is largely covered by 100-year floodplain.
PROPOSED LAND USE:	The applicant is proposing Single-Family Residential land use (attached or detached) which is consistent with the Future Land Use Map in the 2017 Master Plan that identifies this area for High Density Residential and Recreational use.
DENSITY:	The Statement of Intent (SOI) states that the maximum density is 180 units and indicates that units may be attached or detached single-family units. The Final Development Plan (FDP) shows 169 attached units and no single-family detached units. The overall density is 6.7 units per acre.
LANDSCAPING AND OPEN SPACE:	Approximately 11.1 acres of the 25.15 total site acreage will be preserved as open space. A Type B buffer will be provided to comply with Section 5:11 of the Zoning Ordinance which will consist of large canopy trees, deciduous trees, and ground cover. Additionally, a minimum of one 2" caliper tree will be provided per lot.
ROADS AND TRAFFIC:	The SOI states the primary circulation within the project will be new public roads which are shown on the FDP. Both the primary and secondary entrances are located on Speedway Drive. The FDP also identifies a potential emergency access that would connect to the adjacent parcel located at 145 Speedway, TMS: 0354000100306.
PEDESTRIAN ACCESS:	The SOI and FDP propose a future connection to the Swamp Rabbit Trail which will be dedicated for public use. A sidewalk is not included along Speedway Drive between the two vehicle entrances, which the applicant states is due to 6-to-8-foot slopes. A sidewalk is shown on one side of each proposed road within the development.
CONCLUSION:	The subject parcel, zoned FRD, Flexible Review District is located on Speedway Drive. The rezoning to FRD was approved by City Council on May 11, 2023, with the condition that buffers and sidewalks along Speedway Drive be included unless justification is provided as to why this is not feasible. Staff is of the opinion that the Final Development Plan meets the requirements outlined in the approved Preliminary Development Plan, Statement of Intent, and conditions of rezoning approval.
STAFF RECOMMENDATION:	Based on these reasons, Staff recommends approval of the Final Development Plan for Fountainside Trail.



Aerial Map



Zoning Map



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

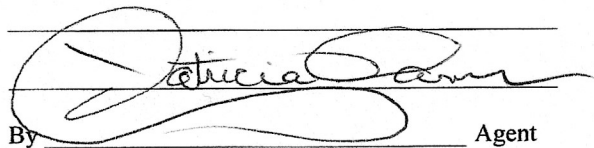
Do hereby petition for a variance of the zoning ordinance of Fountain Inn, South Carolina

3. By varying from _____ to _____
4. the property located at Speedway Drive

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

Quillen Ave

5. containing 25.15 acres more or less and being lot(s) 0354000100300, block 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 \$75 is attached hereto. (call 862-7233)
10. Signatures of owner(s)

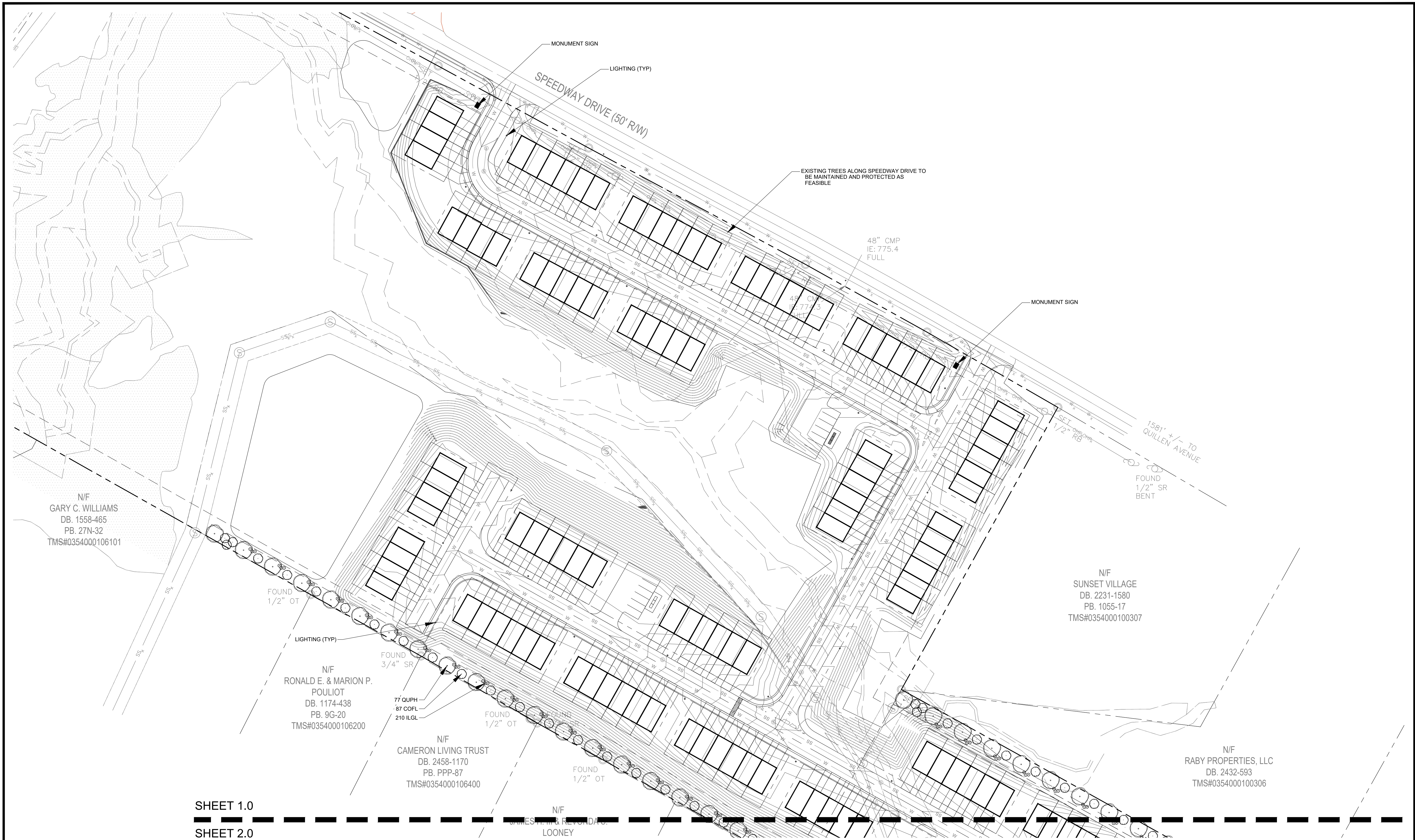


By _____ Agent

707 Quillen Avenue, Fountain Inn
Address SC 29644

864-561-2348
Telephone

APPLICATION FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE



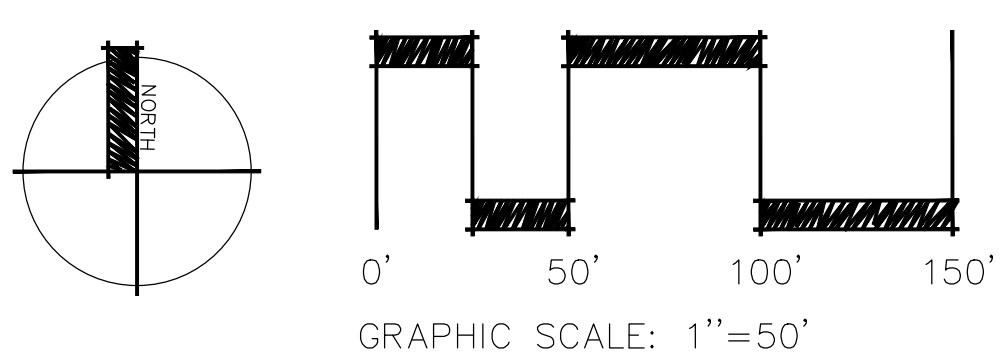
SHEET 1.0
SHEET 2.0

DESIGNED:	BS
REVIEWED:	BS
DRAWN:	BS
2023-028	06-02-2023
PROJECT NO.	DATE
1"=50'-0"	
SCALE	

REVISIONS		
NO	DATE	ITEM
1	6.8.23	ISSUED FOR PERMIT

**STUDIO
MAIN**

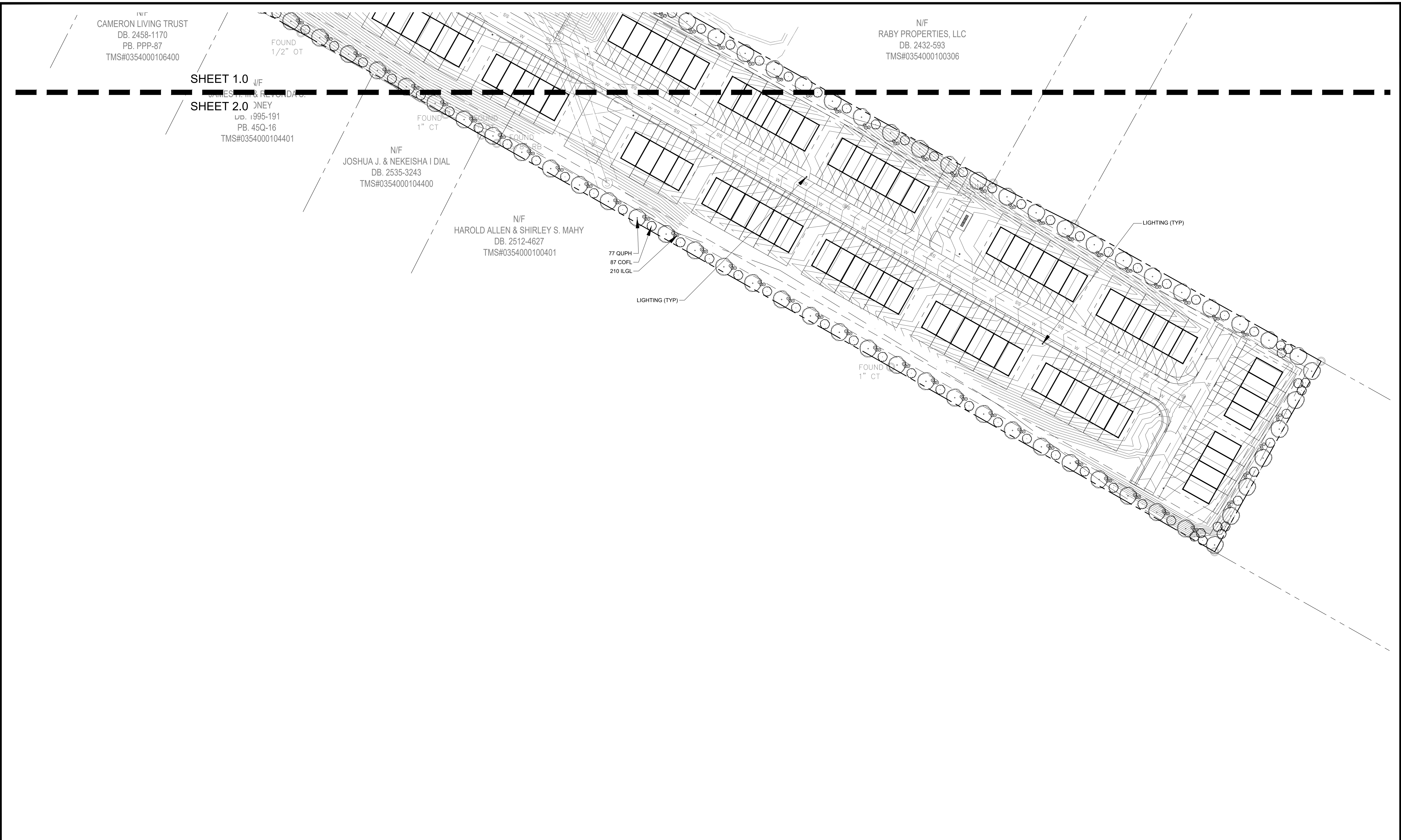
1 Hindman Street | Pelzer, SC 29669
P. 864.617.0347 | E. blake@studiomainllc.com



FOUNTAINSIDE TRAIL
CITY OF FOUNTAIN INN, SC

LANDSCAPE PLAN

SHEET NO.
1.0



DESIGNED: BS

REVIEWED: BS

DRAWN: BS

2023-028 PROJECT NO.

06-02-2023 DATE

1"=50'-0" SCALE

REVISIONS

NO	DATE	ITEM
1	6.8.23	ISSUED FOR PERMIT

STUDIO MAIN

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

GRAPHIC SCALE: 1"=50'

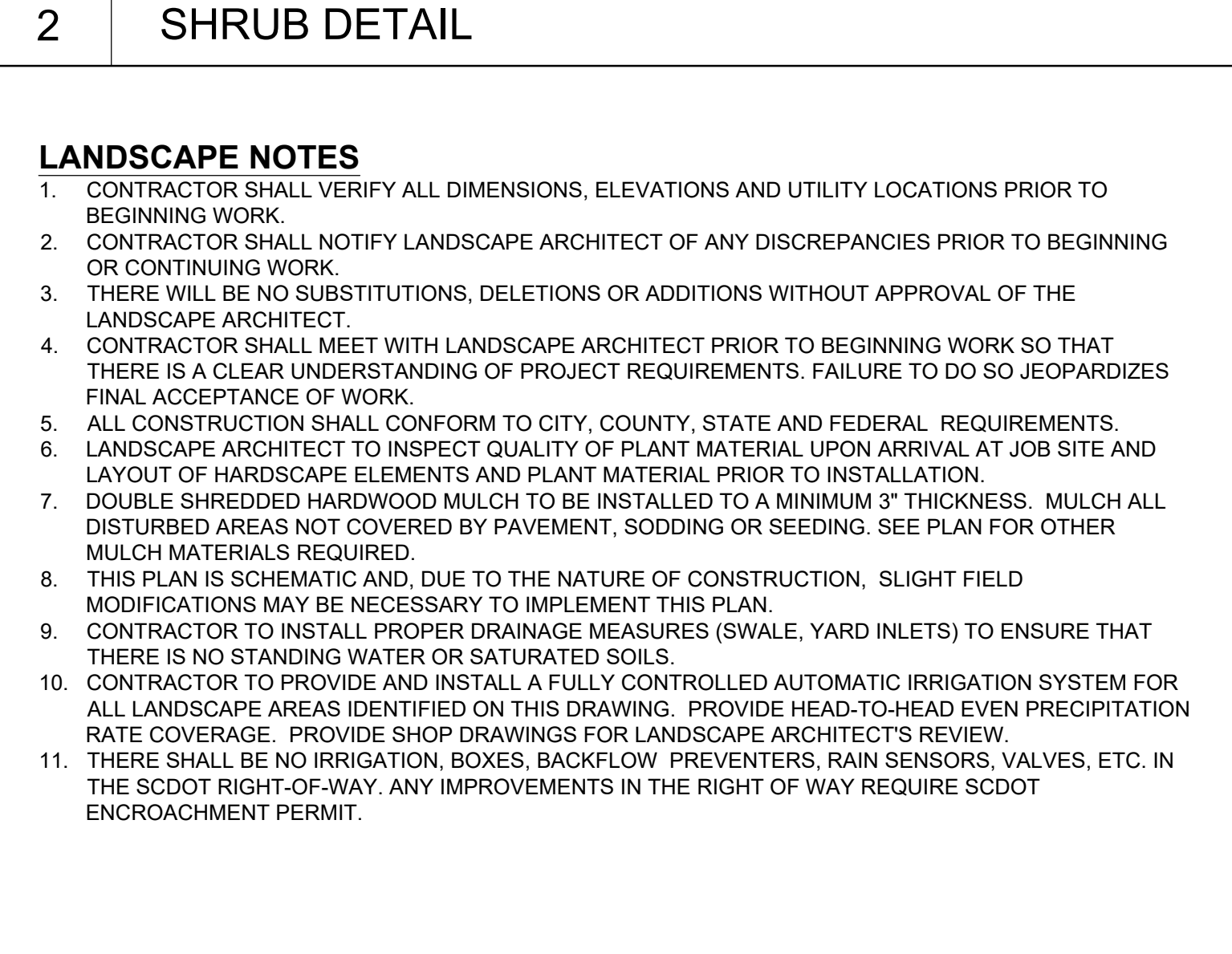
FOUNTAINSIDE TRAIL

CITY OF FOUNTAIN INN, SC

LANDSCAPE PLAN

SHEET NO.

2.0



4	LANDSCAPE REQUIREMENTS			
 Street Pelzer, SC 29669 7 E. blake@studiomainllc.com		FOUNTAINSIDE TRAIL CITY OF FOUNTAIN INN, SC	LANDSCAPE SCHEDULE AND DETAILS	SHEET NO. 3.0



ACORN LED

LED
(Light-emitting diode) 50 watts

Mounting height 12' – 17'

Color Black
Green

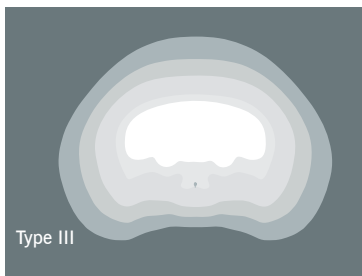
Pole Style A
Style B
Style C
Style D
Style E
Style F

IESNA cutoff classification: Non-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Acorn	50	6,588	III	B2-U4-G4

LIGHT DISTRIBUTION PATTERNS



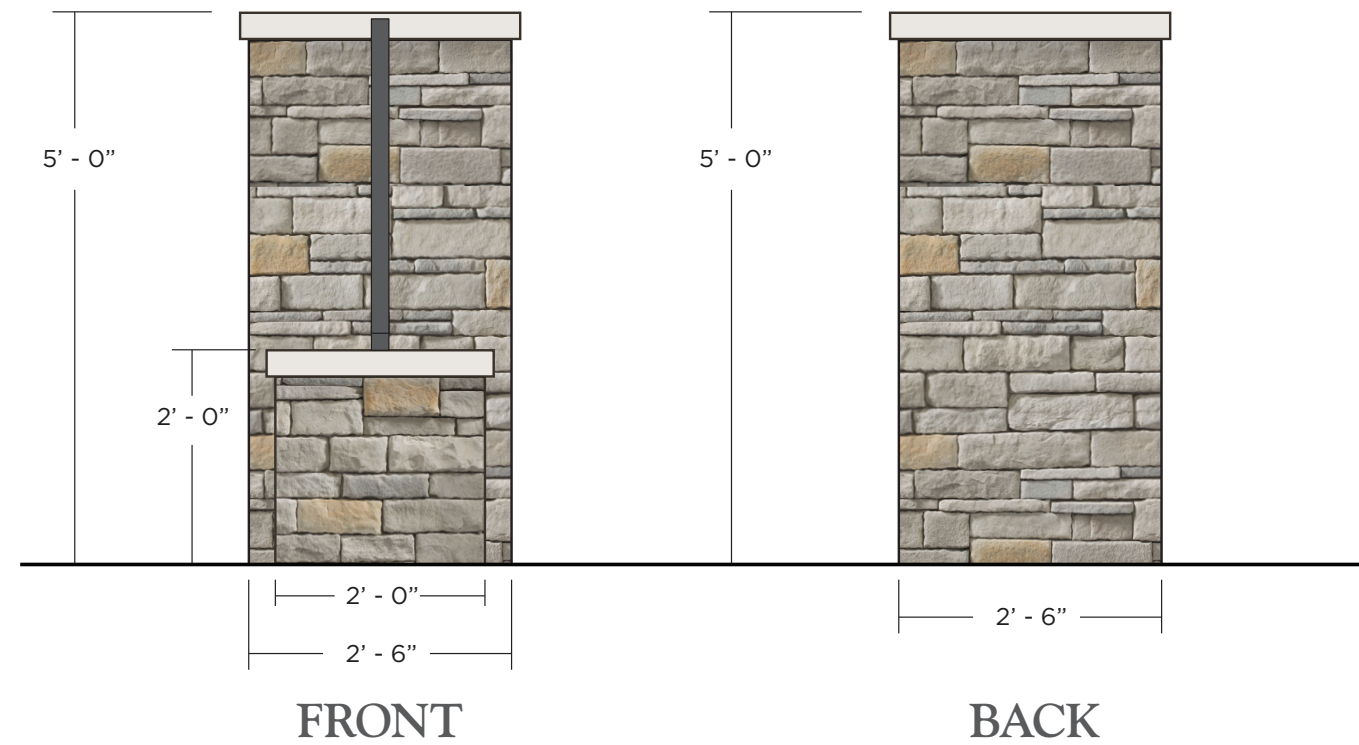
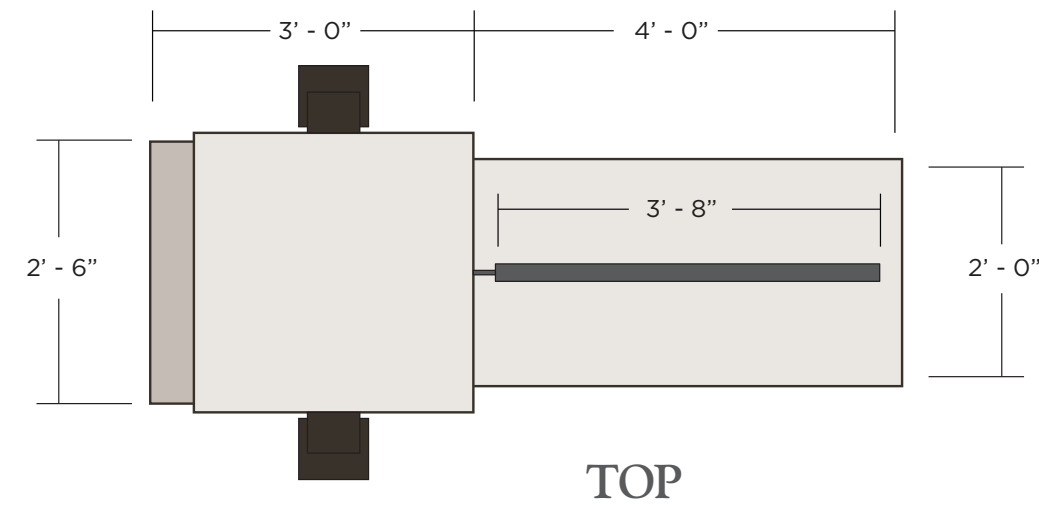
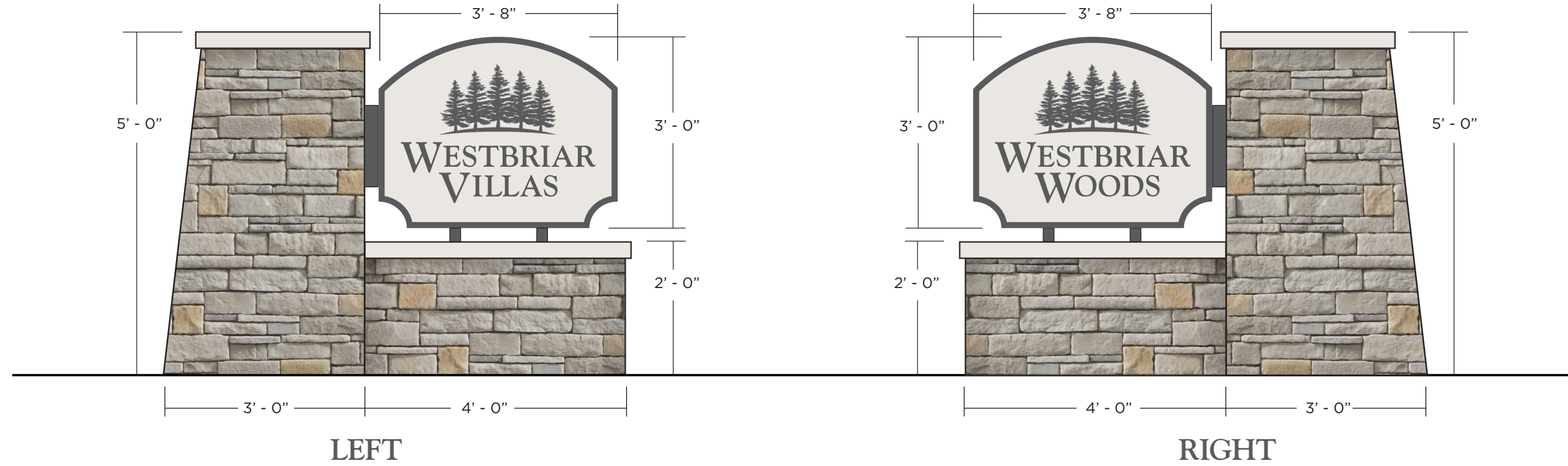
light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	12', 15', 17'	Direct Bury, Anchor Base
Style B	12', 17'	Anchor Base
Style C	12'	Anchor Base
Style D	12'	Anchor Base
Style E	12'	Anchor Base
Style F	12'	Anchor Base

For additional information, contact
us at ODLCarolinas@duke-energy.com.



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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: _____

A handwritten signature in black ink, appearing to read 'J D McCutchen', is written over a horizontal line.

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.



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

TO: Planning Commission

FROM: Planning and Development Department

RE: PP-2023-001

APPLICANT: Johnny Tong for Ft Inn Simp Country Club Inc

PROPERTY LOCATION: Hunter Road

PIN/TMS#(s): 0555020101001

CURRENT ZONING: R-15, Residential District

REQUEST: Preliminary Plan Approval and Variance from *Section 9.4, Sidewalks* of the Land Development Regulations

ACREAGE: 6.78

COUNCIL WARD: 4 - Clemmer

DEVELOPMENT NAME:	Fairway Oaks
DENSITY:	5 Lots
WATER PROVIDER:	Greenville Water
SEWER PROVIDER:	Septic
LANDSCAPING AND OPEN SPACE:	No buffer is required per Section 5:11 of the Zoning Ordinance.
ROADS AND TRAFFIC:	All lots will access Fairway Oaks Lane, a two-lane, private drive with 20 feet of pavement and 40 feet of right-of-way.
PEDESTRIAN ACCESS:	<i>Section 9.4 of the <u>Land Development Regulations</u> states, "Five-foot-wide sidewalks are to be provided on one side of all new streets. In addition sidewalks at least five feet in width shall be provided along all sides of the land development which abuts a public or private right-of-way, placement and construction shall be in accordance to SCDOT Access and Roadside Guidelines, except as follows:</i> A. In areas where alternative pedestrian systems are provided. In such cases the elimination of any sidewalk must be approved by the Fountain Inn Planning Commission after receiving a recommendation from planning staff. B. The Fountain Inn Planning Commission may waive this requirement as part of the development plan if it finds that the sidewalks will not be used (present or future)." Sidewalks are not present along Hunter Road adjacent to the subject parcel. No sidewalks are shown on the Preliminary Plan. The applicant is requesting a variance from these requirements.
STAFF RECOMMENDATION ON VARIANCE:	Staff makes no recommendation regarding the request for a Variance from <i>Section 9.4, Sidewalks</i> of the <u>Land Development Regulations</u> .
STAFF RECOMMENDATION ON PRELIMINARY PLAN:	Staff recommends approval of the Preliminary Plan for Fairway Oaks, with the following condition: 1. All comments from Subdivision Advisory Committee must be met prior to Final Plat approval.





CITY OF FOUNTAIN INN

SUBDIVISION /ENGINEER PRELIMINARY REVIEW APPLICATION

Development Name: Fairway Oaks

Type of Development: Residential ☒ Industrial _____ Commercial _____
Single Family ☒ Multi-Family _____ Multi-Use _____

Location: South Side of Hunter Road, +/- 2700 L.F. West of Jones Mill Road

Zoning: R-15 Total Acres: 6.78 Total Lots/Units: 5

Tax Map Number(s): 0555020101001

Owner Name: Ft Inn Simp Country Club Inc.

Owner Address: PO Box 545, Fountain Inn, SC 29644

Telephone Number: 864-967-9509 Email: pdls131@aol.com

Developer Name: Johnny Tong

Developer Address: 304 Cameron Creek Lane, Simpsonville, SC 29681

Telephone Number: 423-364-4509 Email: johnny_tong@yahoo.com

Engineering Firm: Gray Engineering Consultants Contact: Josh Baker

Firm's Address: 132 Pilgrim Road

Contact's Email: jbaker@grayengineering.com Phone: 864-297-3027

Roads: Public _____ Private: ☒ Unpaved Private: _____ Length of Rd 687 LF

Power: Duke Energy: ☒ Laurens Electric: _____

Natural Gas: Fountain Inn Natural Gas Provided: ☒ yes _____ No

Fire District: Fountain Inn Fire District

Water District: Greenville Water Systems or Wells: _____

Sewer District: N/A or Septic: ☒

Length of Sewer: N/A

Are there any private covenants and/or restrictions that are contrary to conflict with or prohibit the proposed requests? _____ Yes ☒ No

Is this a Planned Development: ☒ No _____ Yes

Green Space Provided: ☒ Yes ☐ No

Greenville County Storm Water Approval Attached: ☐ Yes ☒ No

SCDHEC Sewer Approval Attached: ☐ Yes ☒ No

Signature: _____

Date: _____

11 May 2023

Application Fee Paid: _____

Check/Cash: _____

Receipt Number: _____

Date Paid: _____

Base Fee of \$1600.00 (1-50 lots)

\$20.00 for each additional lot (51 + lots)

Approval Letters/Permits

Greenville County Planning Commission: _____

Greenville County Storm Water: _____

REWA: _____

Letter of Credit: _____

Encroachment Permits: _____



6/22/2023

Fountain Inn
Planning Commission
300 Wall Street
Fountain Inn, SC 29644

Re: Fairway Oaks Subdivision
Sidewalk Variance Request
Fountain Inn, SC
GEC Job # 2023036

Planning Commission:

On behalf of the developer, Johnny Tong, we are requesting a variance from the sidewalk requirement stated in Section 9.4 of the Fountain Inn Land Development Regulations for his Fairway Oaks Subdivision. Section 9.4 requires sidewalks to be located on one side of the street of all new streets and along all sides of the land development which abuts a public or private right of way. We are requesting a variance to not require sidewalks within Fairway Oaks Subdivision.

Due to the size of the subdivision only being 5 lots and the intent to keep a rural feel within the subdivision we are requesting a waiver on the sidewalk installation requirement. With there not being any other sidewalk located along Hunter Road within 1000 feet of the development, a sidewalk along Hunter Road and the interior road within the subdivision to a non-pedestrian friendly SCDOT road with minimal shoulders. We believe a sidewalk in this area would be harmful to the residents of the proposed Fairway Oaks Subdivision.

Should you have any questions or require any additional information, please call me at 297-3027.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Josh Baker', is written over the typed name and title.

Joshua D. Baker, PE
Project Engineer
jbaker@grayengineering.com

A

B

C

D

Parcel Line Table			
Line #	Length	Direction	
L1	17.25'	S58° 01' 46"E	
L2	95.25'	N79° 53' 45"W	
Road Curve Table			
Curve #	Length	Radius	Delta
RC1	69.271	100.000	39.6892
RC2	54.764	100.000	31.3774

STAKEOUT PLAN LEGEND

	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	PROPOSED WATER LINE
	INTERNAL PROPERTY LINES
	NEW PRIVATE DRIVE
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	COMMON AREA

HATCHING LEGEND	
	COMMON AREA
	PROPOSED PRIVATE DRIVES

N/F: FT INN SIMP COUNTRY CLUB INC.
TM# 0555020101000
D.B. 0565 @ PG 563
P.B. 42-Q @ PG 61
P.B. 1139 @ PG 67
ZONING: R-S

N/F: FT INN SIMP COUNTRY CLUB INC.
TM# 0555020101000
D.B. 0565 @ PG 563
P.B. 42-Q @ PG 61
P.B. 1139 @ PG 67
ZONING: R-S

N/F: BRAXTON RIDGE LLC
TM# 0555030100100
D.B. 2500 @ PG 2520
ZONING: FRD

ALL LOTS TO BE SEPTIC
PER FOUNTAIN INN

DENSITY TABLE:	
ZONING: R-12	GROSS ACRES: 8.78 ACRES
REQUIRED DENSITY: 3.6 LOTS/ACRE	REQUIRED OPEN SPACE: N/A
PROVIDED COMMON AREA: 0.89 AC	TOTAL # OF NEW LOTS: 5
ACTUAL SITE DENSITY: 0.74 LOTS/AC	

SETBACKS
FRONT: 20'
SIDE: 5'
REAR: 5'
HUNTER RD: 30'

NEW PRIVATE DRIVE NOTES:

1. ALL NEW DRIVE RIGHT-OF-WAYS WILL BE 40' WIDE. (UNLESS OTHERWISE NOTED)
2. ALL NEW DRIVES WILL BE 20' WIDE ASPHALT. (UNLESS OTHERWISE NOTED)
3. ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 45'
4. ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'
5. ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'

GENERAL NOTES:

1. IF LOTS AND ROADS ARE ELEVATED USING FILL, FILL SLOPES MAY NOT EXTEND INTO "OPEN SPACE" AREAS. OPEN SPACE IS TO REMAIN UNDISTURBED.
2. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
3. A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
4. THIS DEVELOPMENT WILL MEET CITY OF FOUNTAIN INN MINIMUM PARKING REQUIREMENTS.
5. UNDERSIGNED ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
6. SITE IS NOT IN A FLOODPLAIN PER FEMA PANEL 45045C0502E EFF. 8/18/2014

FAIRWAY OAKS

PRELIMINARY PLAT

TYPE OF DEVELOPMENT: R-15
P/O TAX MAP #: 0555020101001

NO. OF ACRES: 6.78 ACRES NEW PRIVATE DRIVE: 0.13 MI

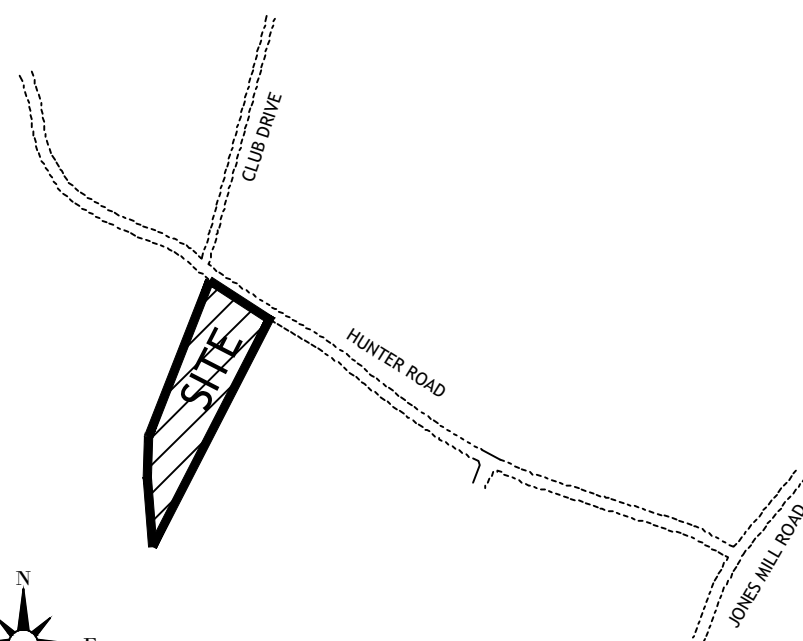
NO. OF LOTS/UNITS: 5 LOTS DATE: 4/12/23

DEVELOPER/APPLICANT
JOHNNY TONG
304 CAMERON CREEK LANE
SIMPSONVILLE, SC 29681
423-364-4509

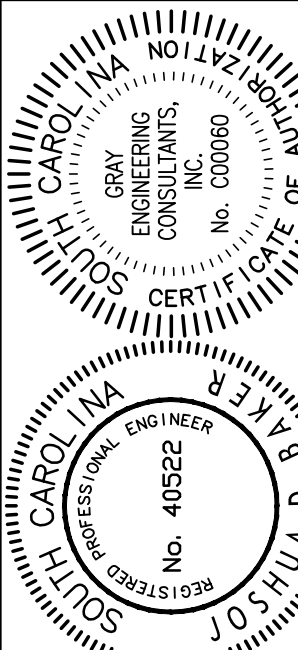
ENGINEER
GRAY ENGINEERING
JOSHUA D BAKER, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

SURVEYOR
PRECISION LAND SURVEYING, LLC
439 BEULAH CHURCH ROAD
ABBEVILLE COUNTY, SC 29620
(864) 627 - 8067

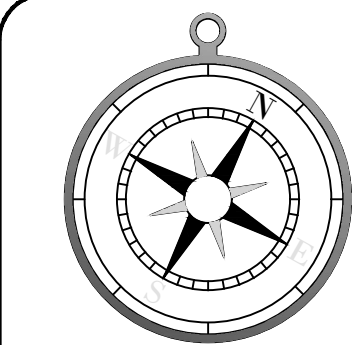
LOCATION MAP
(NTS)



132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: 864-297-3027
WWW.GRAYENGINEERING.COM



PRELIMINARY PLAT
FAIRWAY OAKS SUBDIVISION
GREENVILLE COUNTY
FOUNTAIN INN, SC
HUNTER ROAD



SCALE: 1" = 60'
PROJECT MANAGER: JDB
DRAWN BY: JDB
PROJECT DATE: 4/12/2023
JOB No.: 2023036
PLOT DATE: 6/22/23

SHEET
PP-1

PP-2023-078 PrelimPlan 5-11-2023 - SAC Markup.pdf Markup Summary

Floodplain Management Patty Wright (1)



Subject: Text Box
Page Label: [1] 5 LOT
Author: Floodplain Management Patty Wright
Date: 6/13/2023 12:29:24 PM
Status:
Color:
Layer:
Space:

No Comment

Judy Wortkoetter - GVL County Land Development (1)



Subject: Text Box
Page Label: [1] 5 LOT
Author: Judy Wortkoetter - GVL County Land Development
Date: 6/15/2023 11:11:56 AM
Status:
Color:
Layer:
Space:

- Downstream Analysis will be as it leaves the site and the 10% watershed point.
- Ensure no increase in runoff onto Tax Parcel # 0555020101000.
- Safely convey through the site the stormwater runoff from Tax Parcel #0555030100100 to ensure no negative impact to the proposed lots.
- A stormwater management pollution prevention plan is required for this site. Please contact Land Development Division to schedule a Pre-Development Conference.
- As the new private roadways being proposed are located within the City, a road review by the City is required.
- Since these roads will be located within the City the County does not review the roadway stormwater conveyance systems for proper capacity. This will be the responsibility of the City.
- A designed drivable maintenance access to the stormwater management facility is required.
- Lots not draining directly to the stormwater management facility must meet water quality standards.
- Common conveyances for drainage should be placed in easements.
- 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, maintenance, and rep

Kim V - ReWa (1)

Public sewer is the preferred long-term method of waste disposal. Sewer infrastructure is a few hundred feet away. - ReWa

Subject: Text Box
Page Label: [1] 5 LOT
Author: Kim V - ReWa
Date: 6/15/2023 10:01:54 AM
Status:
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Layer:
Space:

Public sewer is the preferred long-term method of waste disposal. Sewer infrastructure is a few hundred feet away. - ReWa

Martin (1)

METROCONNECTS COMMENTS:
PARCEL IS WITHIN METRO'S SEWER DISTRICT. A CAPACITY REQUEST IS REQUIRED.

Subject: Text Box
Page Label: [1] 5 LOT
Author: Martin
Date: 6/15/2023 1:37:04 PM
Status:
Color: ■
Layer:
Space:

METROCONNECTS COMMENTS:

PARCEL IS WITHIN METRO'S SEWER DISTRICT. A CAPACITY REQUEST IS REQUIRED.

Michele Perdue-E911 (1)



Request one road name and the private drive number provided after the road name is approved, will need to be on the final plat.

Subject: Text Box
Page Label: [1] 5 LOT
Author: Michele Perdue-E911
Date: 6/12/2023 11:24:35 AM
Status:
Color: ■
Layer:
Space:

Request one road name and the private drive number provided after the road name is approved, will need to be on the final plat.

SCDOT-Jason Cisson (1)



SCDOT Standard review comments (spacing, sight distance, drainage, etc.). ADPE, jsc

Subject: Text Box
Page Label: [1] 5 LOT
Author: SCDOT-Jason Cisson
Date: 6/16/2023 2:08:52 PM
Status:
Color: ■
Layer:
Space:

SCDOT-Standard review comments (spacing, sight distance, drainage, etc.). ADPE, jsc

Skip Limbaker - Greenville County Schools (1)

Current assignments (subject to change): Bryson Elementary, Bryson Middle, Hillcrest High
Note: Residential development can impact schools serving the development. Based on average student generation yields the proposed development at full buildout may generate approximately 2 students.

Subject: Text Box
Page Label: [1] 5 LOT
Author: Skip Limbaker - Greenville County Schools
Date: 6/12/2023 3:59:47 PM
Status:
Color: ■
Layer:
Space:

Current assignments (subject to change): Bryson Elementary, Bryson Middle, Hillcrest High
Note: Residential development can impact schools serving the development. Based on average student generation yields the proposed development at full buildout may generate approximately 2 students.

SUBDIVISION ADMIN (2)

Per Greenville Water: Water is not available. Main extension required.

Subject: Text Box
Page Label: [1] 5 LOT
Author: SUBDIVISION ADMIN
Date: 6/14/2023 4:01:38 PM
Status:
Color: ■
Layer:
Space:

Per Greenville Water: Water is not available. Main extension required.

Subject: Text Box

Page Label: [1] 5 LOT

City of Fountain Inn - No Comment

City of Fountain Inn - No Comment

Author: SUBDIVISION ADMIN

Date: 6/19/2023 4:04:13 PM

Status:

Color: 

Layer:

Space: