



Agenda

**Fountain Inn, South Carolina
Regular Planning Commission Meeting
Thursday, August 3, 2023 - 6:00 PM**

1. Call to Order
2. Approval of Minutes
 - a. Minutes from Planning Commission Meeting - July 6, 2023
3. Hearing Procedures/Regulations
4. New Business
 - a. PF-2023-002
Request: Final Development Plan for Barton Hollow
Tax Map: 0562010102801, 0562010102822, 0562010102815,
0562010102823, 0562010102820, and 0562010102800
Location: Highway 418 and Greenpond Road
 - b. PZ-2023-011
Request: Text amendment to the City of Fountain Inn Zoning Ordinance
that will amend *Article 5, District Regulations, Section 5:8, I-1, Industrial District*
Tax Map: N/A
Location: Citywide
5. Announcements from Planning Staff
6. Adjourn



MINUTES
FOUNTAIN INN PLANNING COMMISSION

Thursday, July 6, 2023

Council Chambers

300 Wall Street, Fountain Inn, South Carolina

1. Call to Order – Chairperson, Erik Stoddard

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

City Staff present: Lisa Mann, Shawn Bell

2. Approval of Minutes

Motion made by Matthew Waschkowski to approve minutes from June 1, 2023. Seconded by Chris Ellisor. Motion carried unanimously 5-0.

3. Public Hearing(s)

a. PF-2023-001

Request: Final Development Plan for Fountainside Trail

Tax Map: 0354000100309 and P/O 0354000100300; .25.15 acres

Location: Speedway Drive

City Staff Report given by Lisa Mann

Planning Commission Comments/Discussion concerning staff report:

Questions by Matt Waschkowski and Erik Stoddard

Applicant Presentation: Shawn Parmley, explained the difficulty of including sidewalks on Speedway Drive. Matt Waschkowski asked about potential emergency access. The applicant confirmed an agreement for emergency access had not yet been signed.

Public Comment:

Chief Russell Alexander spoke in opposition regarding the emergency access. He stated the project needs the emergency access to comply.

Planning Commission Discussion:

Matt Waschkowski mentioned the importance of sidewalks for the school and new apartments coming.

Planning Commission Vote:

Matthew Waschkowski made a motion to approve the Final Development Plan with sidewalks along Speedway Drive and the emergency access. Lisa Mann asked for clarification regarding whether the Planning Commission would like to see the plan again. Matthew Waschkowski confirmed that if sidewalks were present along Speedway Drive and an emergency access was included, the plan could be approved by staff.

Erik Stoddard seconded, and the motion carried unanimously.

4. Public Hearing(s)

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

City Staff Report given by Lisa Mann

Planning Commission Comments/Discussion concerning staff report:

Erik Stoddard questioned was there anything of concern in the SAC report. Lisa Mann replied they appeared to be standard comments.

Applicant Presentation:

Josh Baker stated they were proposing 5 lots on the 6 acres.

Public Comment period:

No public comment

Planning Commission Discussion

Matt Waschkowski agreed they should have sidewalks considering Braxton Ridge subdivision is there also and being adjacent to a golf course to make it walkable.

Planning Commission Vote:

Matthew Waschkowski made a motion to deny the variance. Walt Tanner seconded, and the motion carried 4-1, with Erik Stoddard dissenting.

Erik Stoddard made a motion to approve the Preliminary Plan with the condition that comments from the S.A.C. committee be met. Matthew Waschkowski seconded, and the motion carried unanimously, 5-0.

Questions on sidewalk variance by Johnny Tong.

Shawn Bell requested a clarifying motion as the Preliminary Plan was approved and the variance request failed.

Erik Stoddard made a clarifying motion for approval of the Preliminary Plan with sidewalks present along Hunter Road and along Fairway Oaks Lane, in addition to the previous conditions requiring that S.A.C. comments be met. Nelson Deever seconded, and the motion carried unanimously, 5-0.

Announcements by Lisa Mann

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-2023-002

APPLICANT: Falcon Real Estate Lending, LLC

PROPERTY LOCATION: Highway 418 and Greenpond Road

PIN/TMS#(s): 0562010102801, 0562010102822, 0562010102815,
0562010102823, 0562010102820, and 0562010102800

CURRENT ZONING: PD, Planned Development

REQUEST: Final Development Plan for Barton Hollow

ACREAGE: 28.94

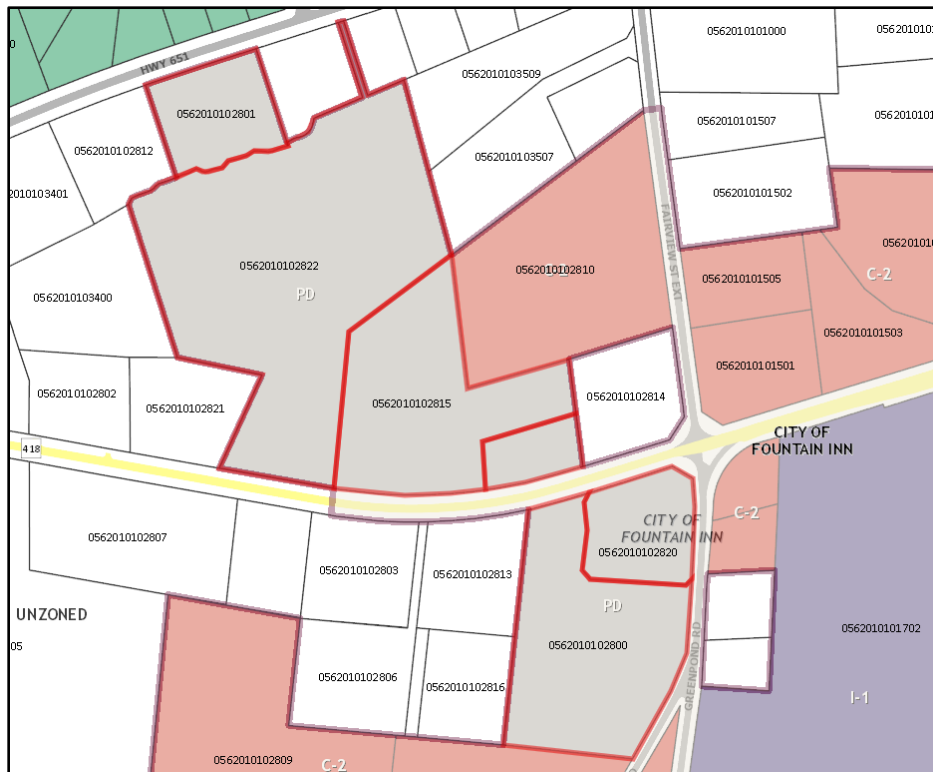
COUNCIL WARD: 5 – Don

EXISTING CONDITIONS:	The site is wooded and sloped and is bisected by wetlands. The wetlands have been delineated and buffers are shown around them.
PROPOSED LAND USE:	The applicant is proposing single-family residential land use (attached and detached) and commercial land use. The commercial areas on TMS# 0562010102801, 0562010102823, and 0562010102820 are not included in this request.
DENSITY:	The Statement of Intent (SOI) states that the project density is 142 units and indicates that units are a mix of attached and detached single-family units. The Final Development Plan (FDP) shows 105 single-family attached units and 37 single-family detached units, which is consistent with the SOI.
LANDSCAPING AND OPEN SPACE:	The SOI indicates that approximately 9.13 acres of the 28.94 total site acreage will be preserved as open space and buffers. The FDP shows 11.3 acres preserved as open space and buffers. A 10-foot buffer will be provided around the perimeter of the site. The Preliminary Development Plan includes a dog park, community garden, gazebo and community gathering area, tot lot and community park, and another gazebo and community gathering area with a fire pit. These items are not shown on the FDP.
ROADS AND TRAFFIC:	The SOI states the primary circulation within the project will be new private roads which are shown on the FDP. For the north side of the development, there are two accesses on Highway 418 (Milacron Drive). The south side of the development will have entrances on Highway 418 (Milacron Drive), Greenpond Road, and Tall Pines Road.
PEDESTRIAN ACCESS:	In the FDP, a sidewalk is shown on one side of each proposed road within the development except for Road 7. The SOI states that open space may consist of walking trails; none are shown on the FDP.
CONCLUSION:	The subject parcels, zoned PD, Planned Development District are located on Highway 418 (Milacron Drive). City Council approved the annexation and rezoning of the subject parcels from C-2, Commercial District and Unzoned to PD, Planned Development District on March 9, 2023. The applicant did not include a sign plan, elevations, or a perspective sketch with the Final Development Plan submittal as required by Section 5:9.7.2 of the Zoning Ordinance. Staff is of the opinion that the request does not meet the requirements of the Zoning Ordinance.
STAFF RECOMMENDATION:	Based on these reasons, staff recommends denial of the Final Development Plan for Barton Hollow.

Aerial Map



Zoning Map





**CITY OF FOUNTAIN INN
APPLICATION FOR REZONING**

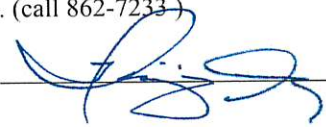
Owner Falcon Real Estate
Lending, LLC

1. I (We) Falcon Real Estate Lending, LLC Agent Phillip Day
2. Of 7 Hindman Dr.
- | | | | |
|-------------------|--------------|--------------|-----------------------|
| <u>Address</u> | <u>SC</u> | <u>29609</u> | <u>(864) 907-6509</u> |
| <u>Greenville</u> | <u>State</u> | <u>Zip</u> | <u>Telephone</u> |
| <u>City</u> | | | |

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 TMS# 0562010102801, 0562010102815, 0562010102820, 0562010102800
- and having frontage(s) along bordering streets as follows:

Highway 418, Fairview Street Extension, Greenpond Road, and Highway 651

5. containing 28.4 acres more or less and being lot(s) _____, block _____
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 Phillip Day Agent

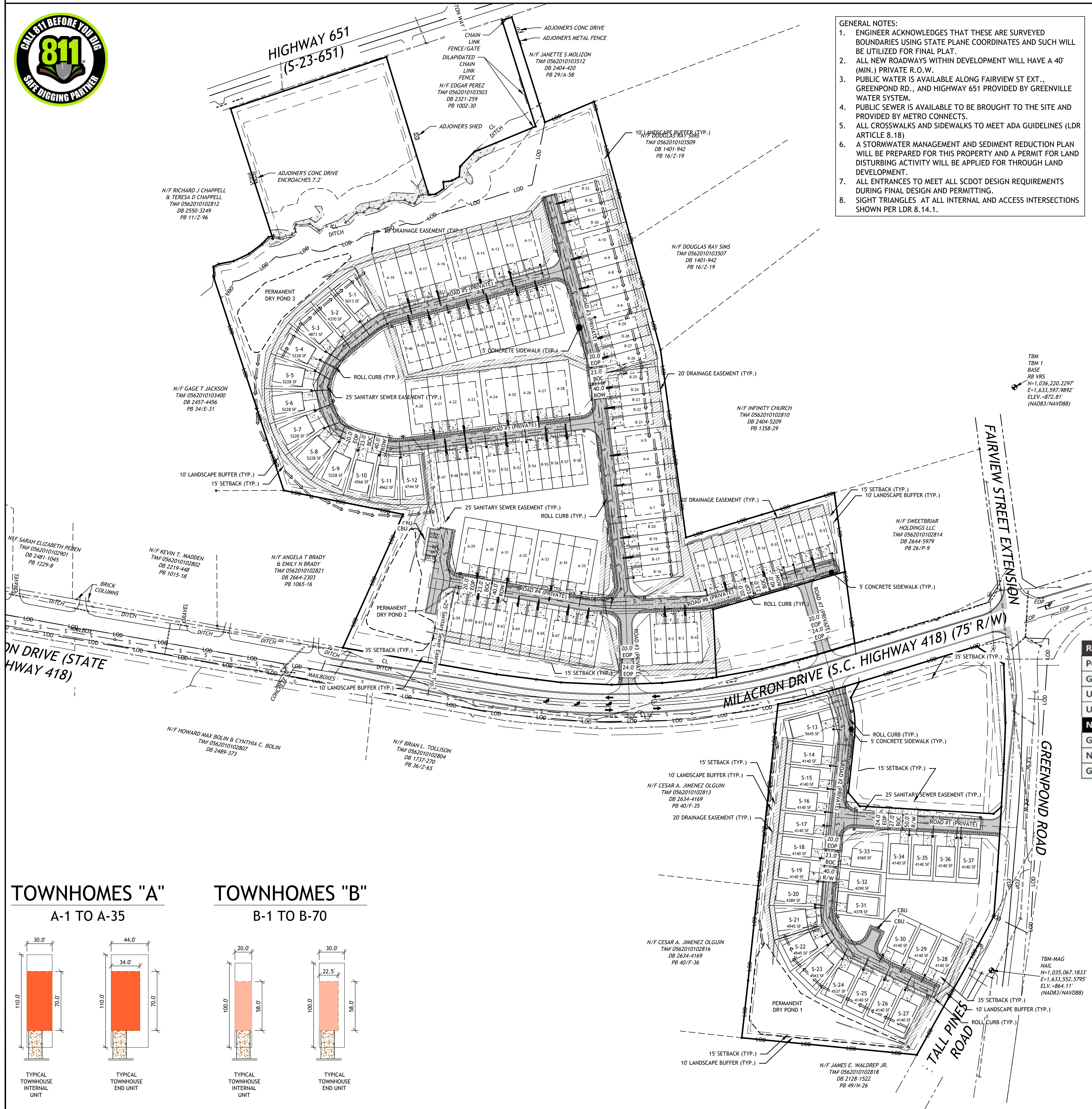
7 Hindman Dr, Greenville, SC 29609

Address

864-907-6509

Telephone

APPLICATION FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE



- GENERAL NOTES:
- ENGINEER ACKNOWLEDGES THAT THESE ARE SURVEYED BOUNDARIES USING STATE PLANE COORDINATES AND SUCH WILL BE UTILIZED FOR FINAL PLAT.
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 40' (MIN.) PRIVATE R.O.W.
 - PUBLIC WATER IS AVAILABLE ALONG FAIRVIEW ST EXT., GREENPOND RD., AND HIGHWAY 651 PROVIDED BY GREENVILLE WATER SYSTEM.
 - PUBLIC SEWER IS AVAILABLE TO BE BROUGHT TO THE SITE AND PROVIDED BY METRO CONNECTS.
 - ALL CROSSWALKS AND SIDEWALKS TO MEET ADA GUIDELINES (LDR ARTICLE 8.18)
 - A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND A PERMIT FOR LAND DISTURBING ACTIVITY WILL BE APPLIED FOR THROUGH LAND DEVELOPMENT.
 - ALL ENTRANCES TO MEET ALL SCDOT DESIGN REQUIREMENTS DURING FINAL DESIGN AND PERMITTING.
 - SIGHT TRIANGLES AT ALL INTERNAL AND ACCESS INTERSECTIONS SHOWN PER LDR 8.14.1.

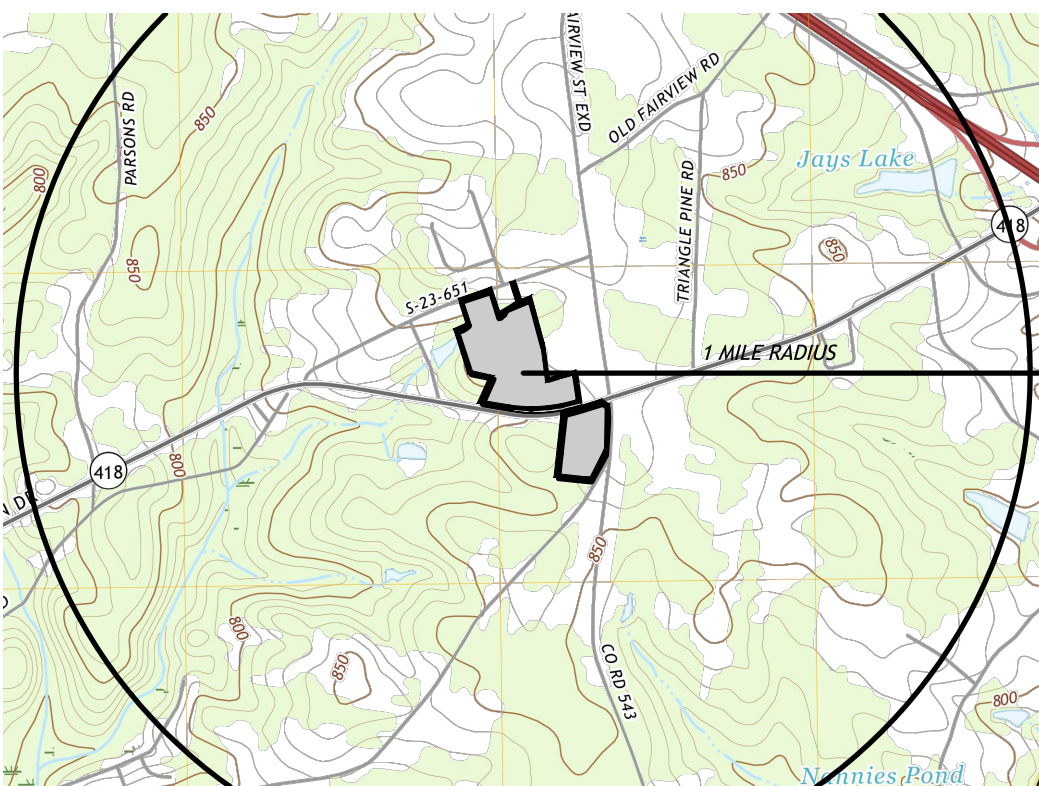
SITE DATA

TMS #:	0562010102815, 0562010102820 0562010102800, 0562010102801		
TOTAL AREA:	±28.4 ACRES		
EXISTING ZONING:	PD, PLANNED DEVELOPMENT		
RESIDENTIAL AREA:	NORTH SIDE	SOUTH SIDE	= 23.47 ACRES = 4.93 ACRES = 28.4 ACRES = 142 TOTAL
COMMERCIAL AREA:	±17.93 ACRES	±5.54 ACRES	
TOTAL AREA:	±2.94 ACRES	±1.99 ACRES	
TOTAL UNITS:	±20.86 ACRES	±7.53 ACRES	
	105 TH + 12 LOTS	25 LOTS	
MINIMUM WIDTH:	35' - TYPE "A"	46'	46' X 90' (4,140 SF)
MINIMUM LOT SIZE:	30' - TYPE "A"		
	20' - TYPE "B"		
	3,300 SF - TYPE "A"		
RESIDENTIAL DENSITY:	2,000 SF - TYPE "B"		5.0
AMENITY/Common-Open Space/Landscape/Bufferyard Area	11.3 ACRES (40.0%)		
PROPOSED ROADS:	±3,400 LF (±0.64 MI)	±1,125 LF (±0.21 MI)	
	ALL PRIVATE ROADS		
SETBACKS/BUFFERYARD PERIMETER PROPERTY:	15' MINIMUM		
EXISTING ROAD FRONTAGE:	35' MINIMUM		
INTERNAL FRONT YARD:	20' MINIMUM		
BETWEEN END UNITS:	15' MINIMUM		
SIDE YARD:	5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)		
REAR YARD:	10' MINIMUM		
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED		
SEWER PROVIDER:	CITY OF FOUNTAIN INN		
WATER PROVIDER:	GREENVILLE WATER		

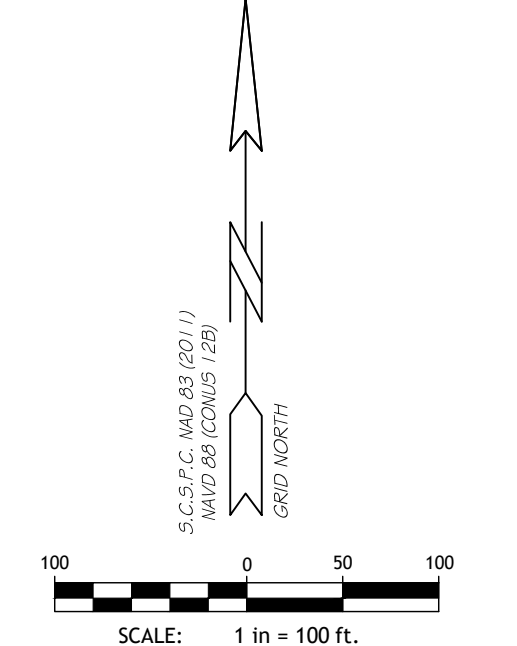
Residential	Entire Development	This Plan	Cumulative
Permitted Density	6.05 UNITS/ACRE	6.05 UNITS/ACRE	6.05 UNITS/ACRE
Gross Acres	23.47	23.47	23.47
Units Allowed	142	142	142
Units Proposed	142	142	142
Non-Residential	Entire Development	This Plan	Cumulative
Gross Acres	4.93	4.93	4.93
Number of Buildings	TBD	TBD	TBD
Gross Square Feet	TBD	TBD	TBD

SITE LEGEND

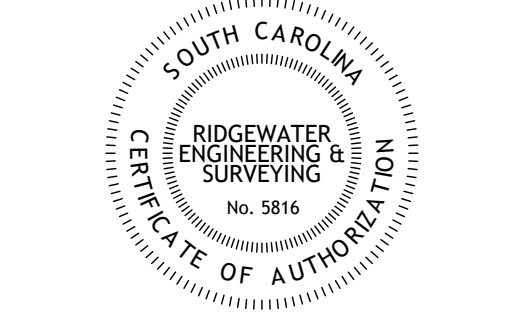
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Refer to encroachment permit
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- Denotes concrete pavement
Refer to detail
- Denotes concrete sidewalk
Refer to detail
- DENOTES 25' SEWER EASEMENT
- DENOTES 20' SEWER EASEMENT
- Denotes Limit of Disturbance
- Traffic flow
- Edge of Pavement
- Back of Curb
- Right-of-Way
- Radius



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

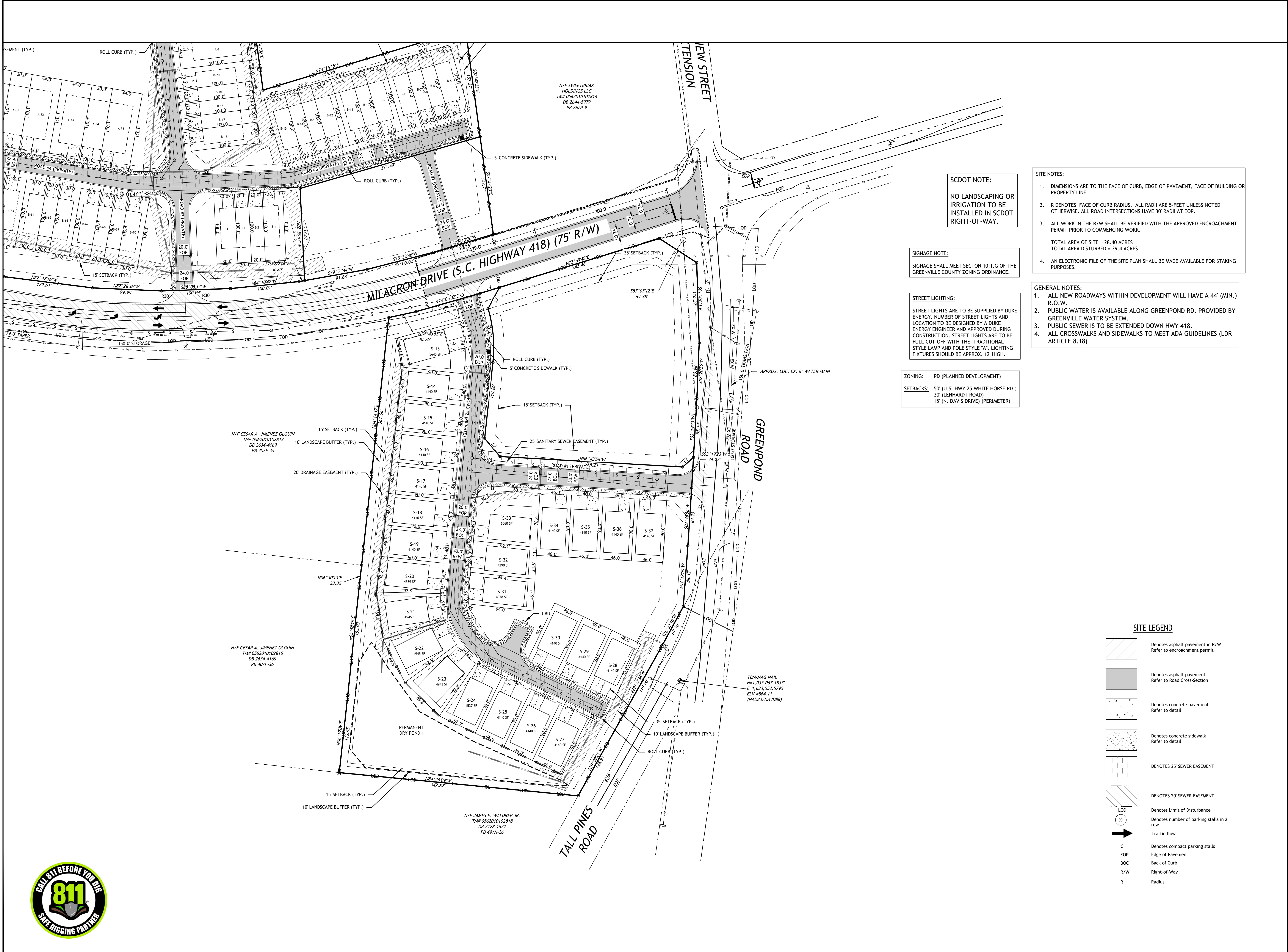
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CHECKED: JWW
JOB NUMBER: 22212

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SHEET

Site
Plan Overall

C - 2



SCDOT NOTE:
NO LANDSCAPING OR IRRIGATION TO BE INSTALLED IN SCDOT RIGHT-OF-WAY.

SIGNAGE NOTE:
SIGNAGE SHALL MEET SECTION 10-1.G OF THE GREENVILLE COUNTY ZONING ORDINANCE.

STREET LIGHTING:
STREET LIGHTS ARE TO BE SUPPLIED BY DUKE ENERGY. NUMBER OF STREET LIGHTS AND LOCATION TO BE DESIGNED BY A DUKE ENERGY ENGINEER AND APPROVED DURING CONSTRUCTION. STREET LIGHTS ARE TO BE FULL-CUT-OFF WITH THE "TRADITIONAL" STYLE LAMP AND POLE STYLE "A". LIGHTING FIXTURES SHOULD BE APPROX. 12' HIGH.

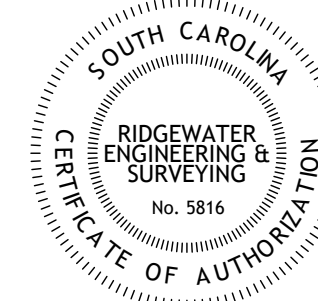
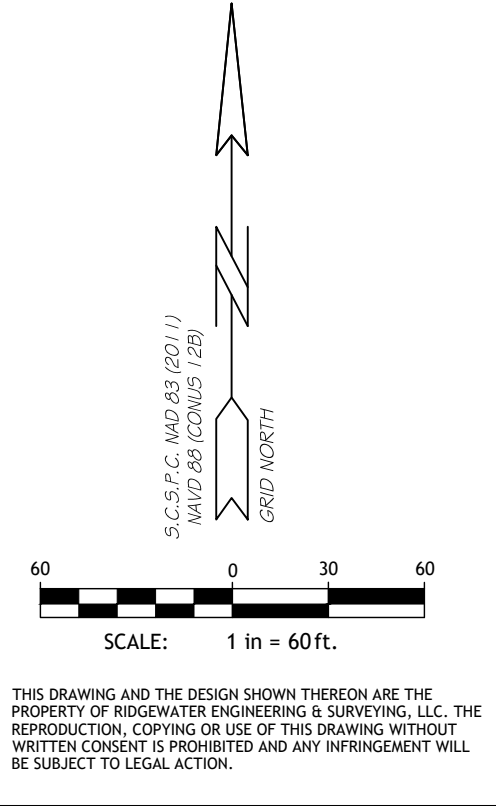
ZONING: PD (PLANNED DEVELOPMENT)
SETBACKS: 50' (U.S. HWY 25 WHITE HORSE RD.)
30' (LENHARDT ROAD)
15' (N. DAVIS DRIVE) (PERIMETER)

- SITE NOTES:**
- DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROPERTY LINE.
 - R DENOTES FACE OF CURB RADIUS. ALL RADII ARE 5-FEET UNLESS NOTED OTHERWISE. ALL ROAD INTERSECTIONS HAVE 30' RADII AT EOP.
 - ALL WORK IN THE R/W SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.
TOTAL AREA OF SITE = 28.40 ACRES
TOTAL AREA DISTURBED = 29.4 ACRES
 - AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.
- GENERAL NOTES:**
- ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 44' (MIN.) R.O.W.
 - PUBLIC WATER IS AVAILABLE ALONG GREENPOND RD. PROVIDED BY GREENVILLE WATER SYSTEM.
 - PUBLIC SEWER IS TO BE EXTENDED DOWN HWY 418.
 - ALL CROSSWALKS AND SIDEWALKS TO MEET ADA GUIDELINES (LDR ARTICLE 8.18)

- SITE LEGEND**
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 - Denotes number of parking stalls in a row
 - Traffic flow
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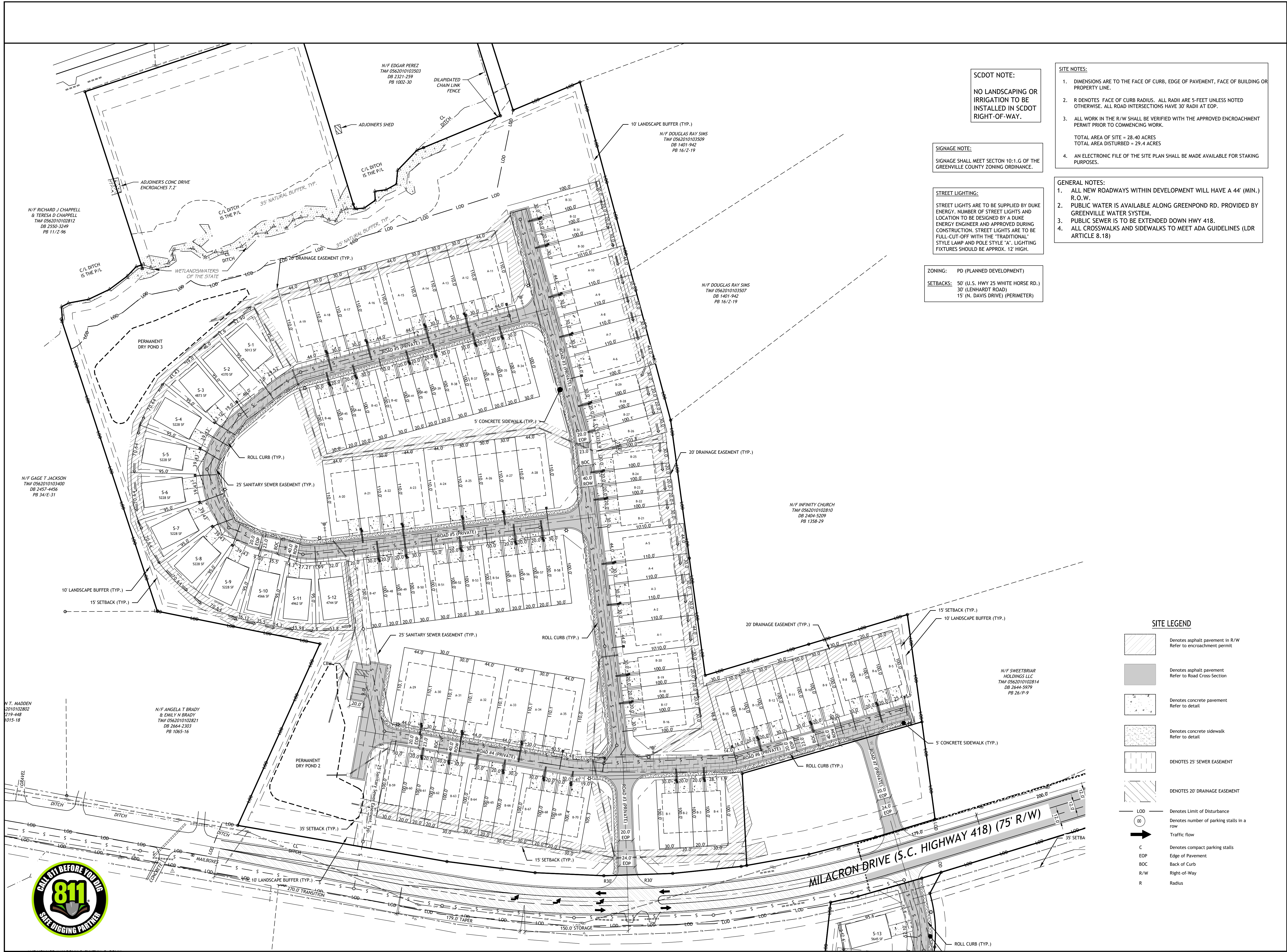
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SHEET

Site
Plan

C - 2A





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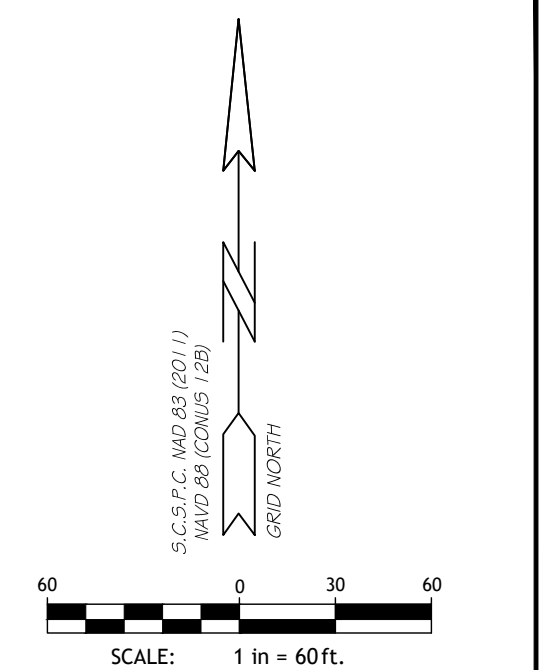
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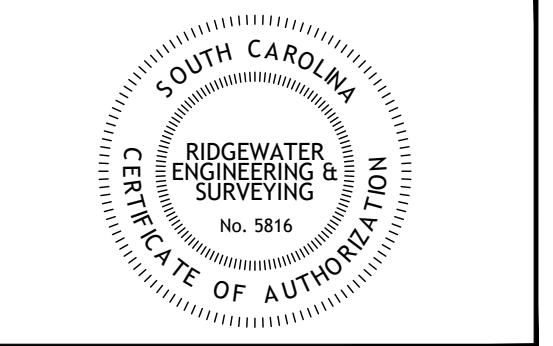
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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

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SHEET

Site Plan

C - 2B





CONSTRUCTION SEQUENCE OF EVENTS		CONSTRUCTION ACTIVITY (TEN WEEKS)									
		1	2	3	4	5	6	7	8	9	10
PHASE 1 - INITIAL LAND DISTURBANCE											
1	RECEIVE NPDES COVERAGE FROM SC DHEC AND GREENVILLE COUNTY LAND DEVELOPMENT DIVISION (GCLDD).	X									
2	PRE-CONSTRUCTION MEETING PER GCLDD DIRECTION.	X									
3	FLAG WETLANDS, STAKE LIMITS OF DISTURBANCE, SILT FENCE AND SPECIFY AREAS WHERE DOUBLE ROWS OF SILT FENCE WILL BE INSTALLED.	X									
4	CLEAR & GRUB FOR INSTALLATION OF THE PERIMETER SILT FENCE, CONSTRUCTION EXIT PAD, BARREL, OUTLET CONTROL STRUCTURE, POND, SEDIMENT TRAPS, SEWER LINE, LEVEL ENERGY DISSIPATER AND TEMPORARY DIVERSIONS.		X								
5	INSTALLATION OF THE PERIMETER SILT FENCE, CONSTRUCTION EXIT PAD, BARREL, OUTLET CONTROL STRUCTURE, PONDS, SEDIMENT TRAPS, SEWER LINE, LEVEL ENERGY DISSIPATER, PERMANENT DIVERSION BERMS AND TEMPORARY DIVERSIONS.		X								
6	CONTRACTOR TO STABILIZE POND SLOPES WITH VEGETATIVE MATTING PER DETAIL IMMEDIATELY UPON CONSTRUCTION COMPLETION. CONTRACTOR TO CONFIRM CONSTRUCTION OF POND WITH DESIGN ENGINEER.		X								
7	PHASE SEQUENCE VERIFICATION WITH GREENVILLE COUNTY INSPECTOR	X									

Site Legend

- Silt Fence
Refer to detail

Limits Of
Disturbance

Proposed Construction
Entrance
Refer to detail

Rip-rap Splash Pad
Refer to detail

Rock Check Dam
Refer to detail
- SF

LOD
- Temporary Diversion
Refer to detail

Soil Stock Pile Area
Refer to detail

Portion Of Road To Be Cleared
And Grubbed For Pond Access

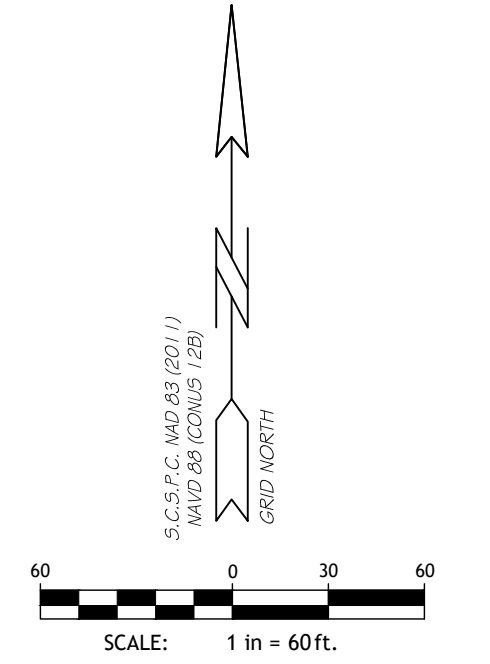
Turf Reinforcement Matting (TRM)
For Slope Stabilization
(+/- 12' Slope Heights)
Refer to Notes

Erosion Control Blanket (ECB)
For Slope Stabilization
(+/- 12' Slope Height)
Refer to Notes
-

- Notes:
- Contractor to use vegetative matting on slopes steeper than 3:1
 - Site to be mass graded.
- Note:
- Contractor to stabilize all temporary conveyances during construction.



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

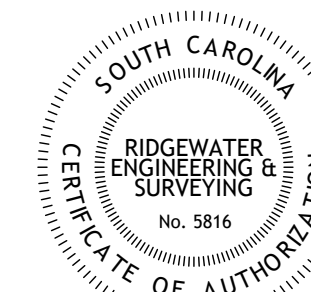
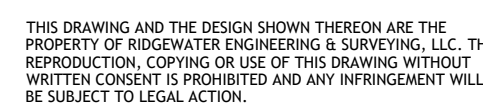
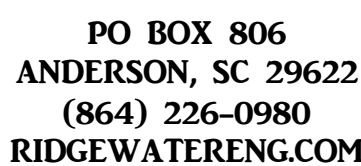
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SHEET

Phase - 1
Initial Land
Disturbance

C - 3A

General Note:
In the case of a conflict in specifications, notes or details, the stricter shall govern.



0	4:26:23	INTERSECTION IMPROVEMENT OVERLAY
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***	***	***
***	***	***
***	***	***
***	***	***

Phase - 1
Initial Land
Disturbance

C - 3B



In the case of a conflict in specifications, notes or details, the stricter shall govern.



SWPP Legend

- Silt Fence
Refer to detail
- Limits Of Disturbance
- Proposed Construction Entrance
Refer to detail
- Rip-rap Splash Pad
Refer to detail
- Inlet Protection
Refer to detail
- Rock Sediment Dike
Refer to detail
- Temporary Diversion
Refer to detail

- Turf Reinforcement Matting (trm)
For Slope Stabilization
(+/- 12' Slope Height)
Refer to Notes
- Erosion Control Blanket (ecb)
For Slope Stabilization
(<12' Slope Height)
Refer to Notes

- Soil Stock Pile Area
- Portion Of Road To Be Cleared
And Grubbed For Basin Access
- Permanent Seeding
Refer to detail
- Temporary Seeding
Refer to detail

Storm Legend

- Storm Pipe
Refer to detail
- Storm Pipe
Refer to detail
- Storm Inlets
Refer to detail

- Standard Storm Pipe And Structure Notes:
Not all structures below may not be "applicable" for this project.
- 1. C1CB denotes a Curb Inlet Structure.
- 2. W1CB denotes a Weir Inlet Structure.
- 3. G1CB denotes a Gully Inlet Structure.
- 4. Y1CB denotes a Yard Inlet Structure.
- 5. J1CB denotes a Junction Box.
- 6. FE denotes a Flared-end Section.
- * Denotes:
"throat" Elevation (C1CB & W1CB).
- "rim" Elevation (G1CB, Y1CB & J1CB).

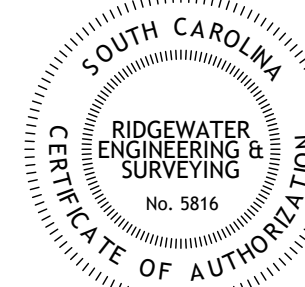
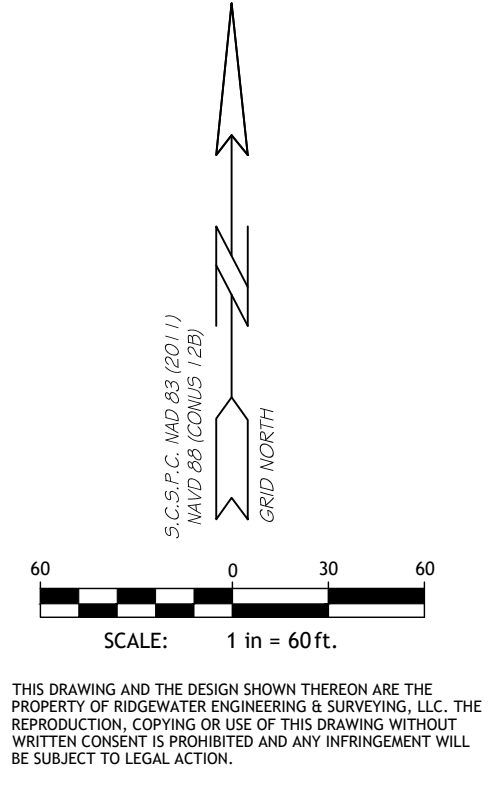
Note:
Contractor to stabilize all temporary conveyances during construction.

CONSTRUCTION SEQUENCE OF EVENTS	CONSTRUCTION ACTIVITY (TEN WEEKS)									
	1	2	3	4	5	6	7	8	9	10
PHASE 2 - CONSTRUCTION										
7 CLEARING & GRUBBING THE REMAINDER OF THE LIMITS OF DISTURBANCE.			X							
8 ROUGH GRADING FOR SITE. INSTALLATION OF STORM DRAINAGE & INLET PROTECTION.				X	X					
9 PHASE SEQUENCE VERIFICATION WITH GREENVILLE COUNTY INSPECTOR.					X					

General Note:
In the case of a conflict in specifications, notes or details, the stricter shall govern.



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

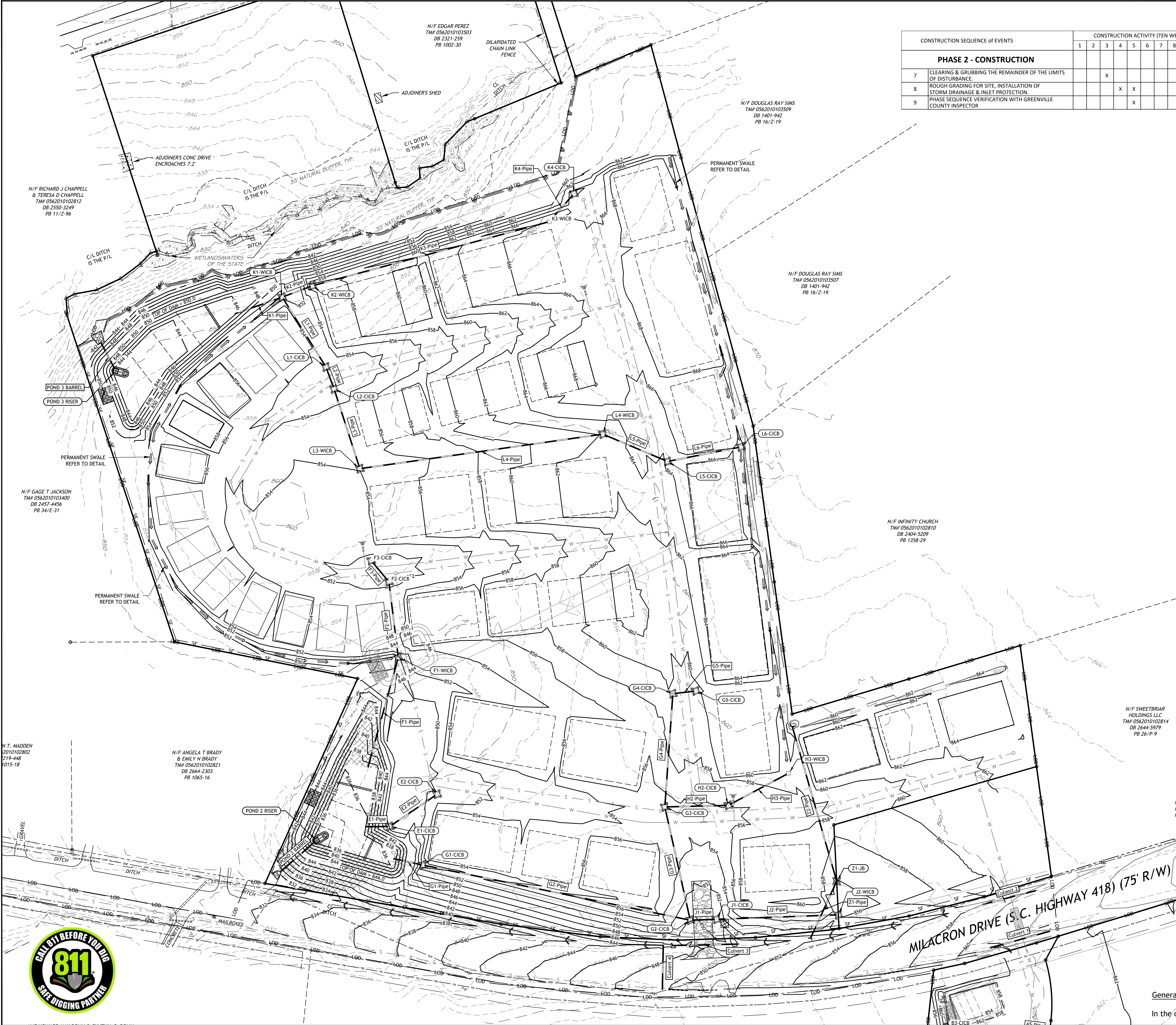
DRAWN BY: JWW		
CHECKED: JWW		
JOB NUMBER: 22212		
REV #	DATE	COMMENT
0	4-26-23	INTERSECTION IMPROVEMENT OVERLAY
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SHEET

Phase - 2
Construction

C - 4A





CONSTRUCTION SEQUENCE OF EVENTS	CONSTRUCTION ACTIVITY (TEN WEEKS)									
	1	2	3	4	5	6	7	8	9	10
PHASE 2 - CONSTRUCTION										
7 CLEARING & GRUBBING THE REMAINDER OF THE LIMITS OF DISTURBANCE.			X							
8 ROUGH GRADING FOR SITE, INSTALLATION OF STORM DRAINAGE & INLET PROTECTION.				X	X					
9 PHASE SEQUENCE VERIFICATION WITH GREENVILLE COUNTY INSPECTOR					X					

SWPP Legend

- Silt Fence
Refer to detail
- Limits Of Disturbance
- Proposed Construction Entrance
Refer to detail
- Rip-rap Splash Pad
Refer to detail
- Inlet Protection
Refer to detail
- Rock Sediment Dike
Refer to detail
- Temporary Diversion
Refer to detail
- Turf Reinforcement Matting (trm)
For Slope Stabilization
(+/- 12' Slope Height)
Refer to Notes
- Erosion Control Blanket (ecb)
For Slope Stabilization
(<12' Slope Height)
Refer to Notes
- Soil Stock Pile Area
- Portion Of Road To Be Cleared
And Grubbed For Basin Access
- Permanent Seeding
Refer to detail
- Temporary Seeding
Refer to detail
- PS
- TS

Storm Legend

- Storm Pipe
Refer to detail
- Storm Pipe
Refer to detail
- Storm Inlets
Refer to detail
- EXISTING
- PROPOSED
- Curb Inlet (CICB)
- Junction Box (JB)
- Yard/Grate Inlet (YICB-GICB)
- Weir Inlet (WICB)

Standard Storm Pipe And Structure Notes:
Not all structures below may not be "applicable" for this project.

1. CICB denotes a Curb Inlet Structure.
2. WICB denotes a Weir Inlet Structure.
3. GICB denotes a Grate Inlet Structure.
4. YICB denotes a Yard Inlet Structure.
5. JB denotes a Junction Box.
6. FE denotes a Flared-end Section.

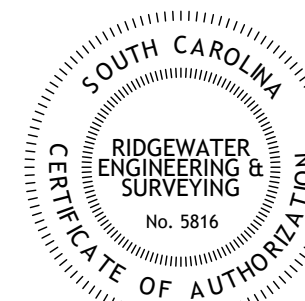
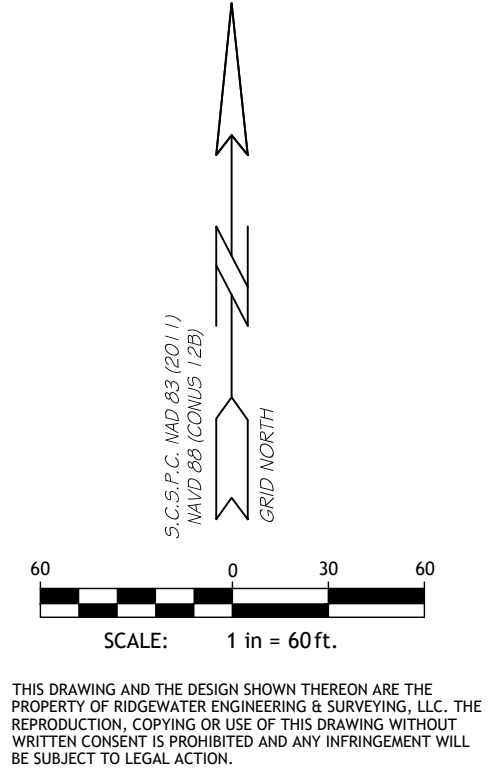
* Denotes:
"throat" Elevation (CICB & WICB).
"rim" Elevation (GICB, YICB & JB)

Note:
Contractor to stabilize all temporary conveyances during construction.

General Note:
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CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: JWW		
CHECKED: JWW		
JOB NUMBER: 22212		
REV #	DATE	COMMENT
0	4-26-23	INTERSECTION IMPROVEMENT OVERLAY
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SHEET

Phase - 2
Construction

C - 4B





CONSTRUCTION SEQUENCE OF EVENTS		CONSTRUCTION ACTIVITY (TEN WEEKS)									
		1	2	3	4	5	6	7	8	9	10
PHASE 3 - STABILIZATION											
10	INSTALLATION OF CURBING, PAVING AND FINE GRADING.						X	X			
11	CONTRACTOR TO CONVERT INLET PROTECTION IN PAVEMENT AREAS TO DHEC TYPE E INLET TUBES IMMEDIATELY AFTER PAVEMENT IS INSTALLED.									X	
12	CONTRACTOR TO REMOVE SOIL STOCK PILE AREA AND PERMANENTLY STABILIZE AREA.									X	X
13	ALL DISTURBED AREAS TO BE PERMANENTLY STABILIZED.										X
14	FLUSHING OF STORMWATER PIPING TO REMOVE SEDIMENT ACCUMULATION DURING CONSTRUCTION.										X
15	SITE TO ACHIEVE 100% PERMANENT STABILIZATION AND 70% DENSITY. CONTRACTOR TO CONVERT OUTLET CONTROL STRUCTURES TO POST CONSTRUCTION PER DETAIL AND REMOVE TEMPORARY SEDIMENT & EROSION CONTROL MEASURES (BAFFLES/SKIMMERS/FOREBAY/RIPRAP FILTER BERM) AND STABILIZE BOTTOM OF POND WHERE BAFFLES/SKIMMER/FOREBAY/RIPRAP FILTER BERM WERE REMOVED. (THE DEPARTMENT RECOMMENDS THAT THE PROJECT OWNER/OPERATOR HAVE THE SWPPP PREPARED OR REGISTRATION EQUIVALENT APPROVE THE REMOVAL OF TEMPORARY STRUCTURES).	X	X	X	X	X	X	X	X	X	X
16	UPON FINAL STABILIZATION OF ALL AREAS DRAINING TO SEDIMENT TRAP, CONTRACTOR TO REMOVE SEDIMENT TRAP AND STABILIZE AREA. REMOVE TEMPORARY PIPE AND INSTALL PIPES C1, C2, AND D1, AND CATCH BASIN C1-WICB.	X	X	X	X	X	X	X	X	X	X
16	SUBMIT NOTICE OF TERMINATION (NOT) TO GREENVILLE COUNTY LAND DEVELOPMENT DIVISION (GCLDD).	X	X	X	X	X	X	X	X	X	X
17	ANY FURTHER CONSTRUCTION OR GRADING NOT WITHIN THE SCOPE OF THIS PROJECT SHALL OBTAIN AN INDIVIDUAL STORMWATER PERMIT.										X

Legend

Existing Proposed

Contours Refer To Notes

Spot Elevations Refer To Notes

Storm Pipe Refer To Notes

Limits Of Disturbance

Silt Fence Refer To Detail

Turf Reinforcement Matting (trm) For Slope Stabilization (> 12' Slope Height) Refer To Notes

Erosion Control Blanket (ecb) For Slope Stabilization (<12' Slope Height) Refer To Notes

Denotes Gravel Pavement Refer to detail

Denotes Concrete Pavement Refer to detail

DHEC Type E Inlet Tube Refer to detail

Permanent Seeding Refer to detail

Soil Stock Pile Area (to Be Removed During Phase 3)

Denotes Light Duty Asphalt Pavement Refer to detail

Install 18" Deep Trapezoidal Shaped Ditch Refer to detail

Temporary Diversion Refer to Notes

Rock Check Dam Refer to Detail

Grading Notes:

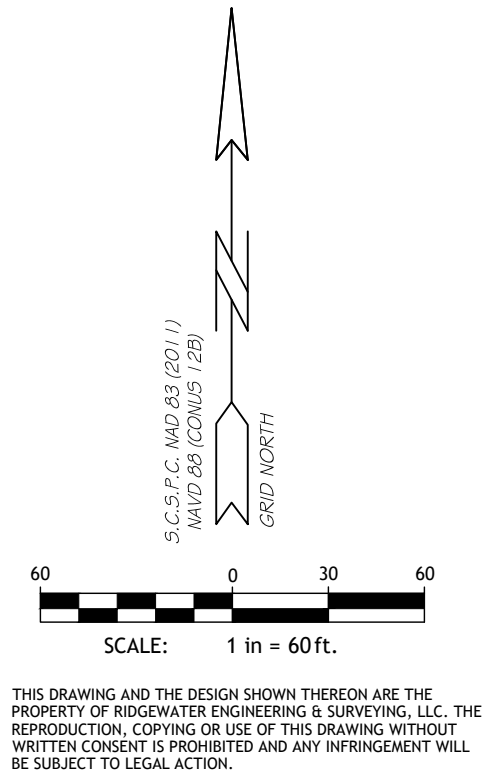
- Grades shall be verified by the contractor prior to clearing. The contractor shall report any discrepancies from the plan that will affect construction in writing to the engineer and await further instructions.
- Proposed contours and spot elevations are finished surface elevations. The grading contractor shall deduct pavement and top soil thickness for subgrade elevations.
- Clear and grub the site within the limits of construction. Clearing and grubbing shall consist of removing pavement, brush, roots, etc. To a minimum of 18" below the existing surface.
- Topsoil shall be stockpiled in a location that will not impede construction. The stockpile shall have a silt fence installed on the downstream side of the stock pile.
- A soils engineer shall be employed by the contractor to determine the suitability or unsuitability of soils during earthwork operations, conduct tests and make recommendations.
- Soils shall be tested, per the soils report, or every 5000 SF or less per lift for embankment and building pad construction. The contractor shall furnish all test reports in a timely manner.
- Fill soil shall be placed in 8" lifts, loose, and compacted to 95% standard proctor unless noted otherwise.
- Handicap parking stalls shall have a maximum slope of 2%.
- RCP denotes Reinforced Concrete Pipe. RCP shall be Class III and comply with ASTM C76 specification.
- HDPE denotes a Corrugated High Density Polyethylene Pipe with smooth walls that complies with ASTM F667 specification. HDPE can be used in lieu of RCP.
- Flared end sections shall be Class I.
- PVC denotes Polyvinyl Chloride Pipe. PVC shall be SDR 35 and comply with ASTM D3034 specification.

General Note:

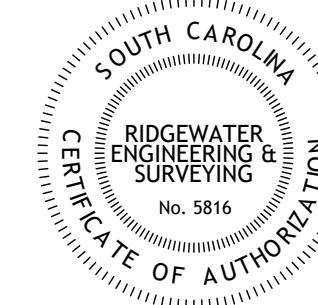
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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

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CHECKED: JWW

JOB NUMBER: 22212

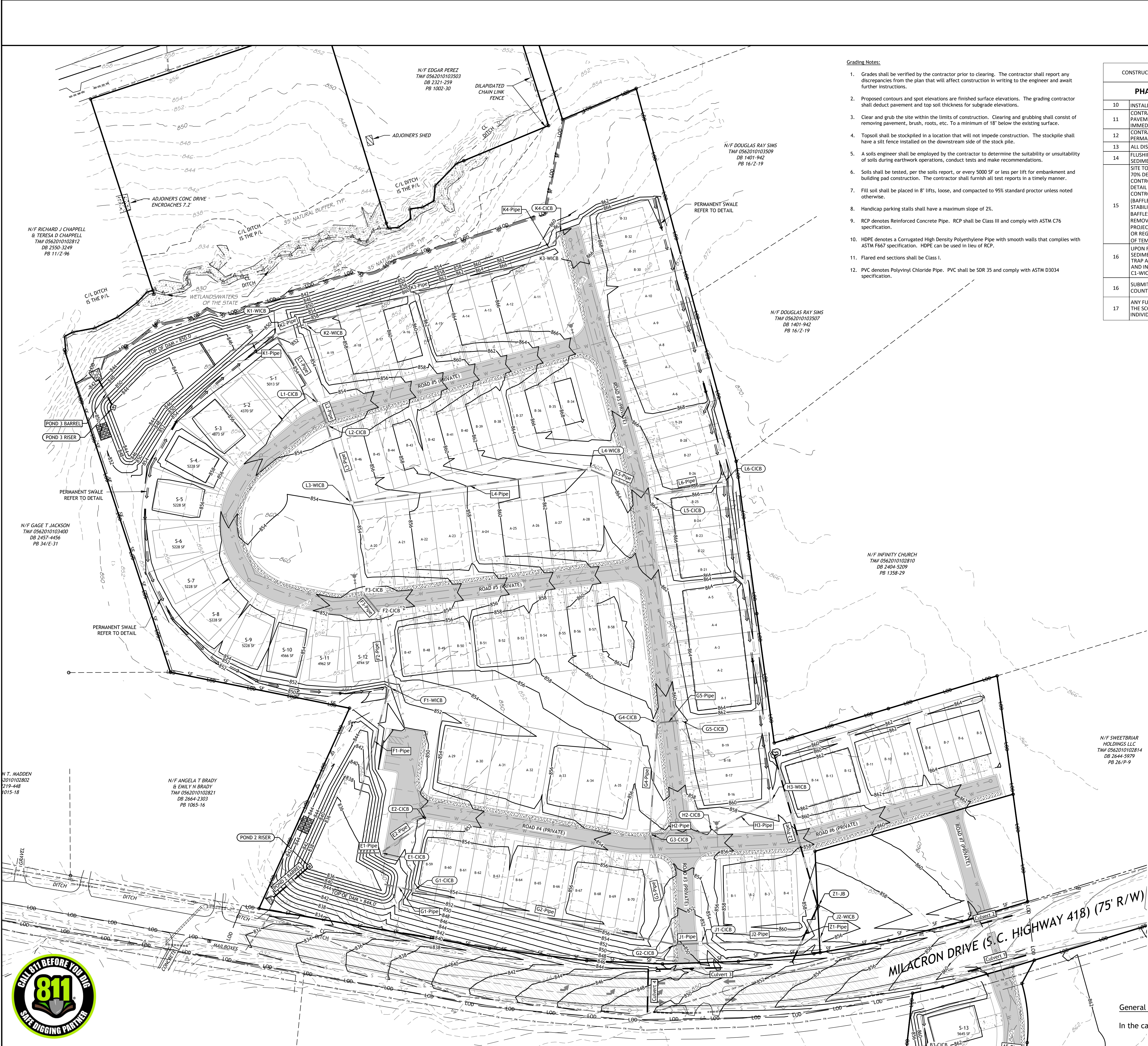
REV #	DATE	COMMENT
0	4-26-23	INTERSECTION IMPROVEMENT OVERLAY
...	...	...
...	...	...
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SHEET

Phase - 3
Stabilization

C - 5A





Grading Notes:

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- Flared end sections shall be Class I.
- PVC denotes Polyvinyl Chloride Pipe. PVC shall be SDR 35 and comply with ASTM D3034 specification.

CONSTRUCTION SEQUENCE OF EVENTS	CONSTRUCTION ACTIVITY (TEN WEEKS)									
	1	2	3	4	5	6	7	8	9	10
PHASE 3 - STABILIZATION										
10						X	X			
11									X	
12									X	X
13										X
14										X
15	X	X	X	X	X	X	X	X	X	X
16	X	X	X	X	X	X	X	X	X	X
16	X	X	X	X	X	X	X	X	X	X
17										X

Legend

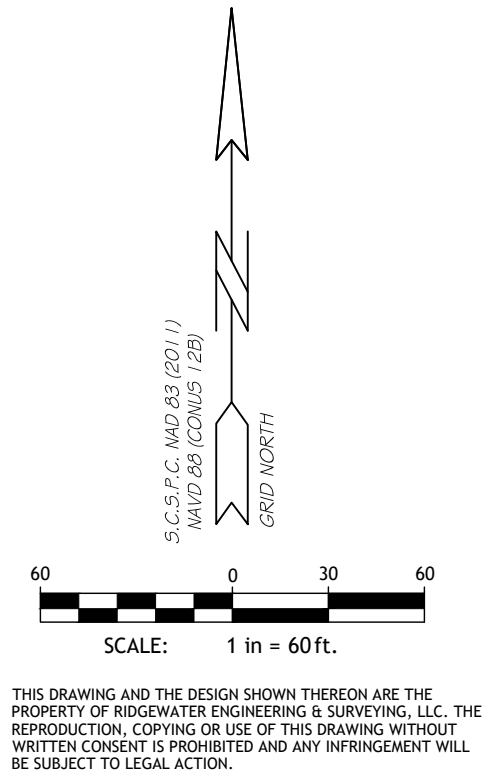
Existing	Proposed
Contours Refer To Notes	100 98
Spot Elevations Refer To Notes	x 533.41 EG (Existing Ground) x 533.41 FG (Finish Grade) x 533.41 TS (Top of Sidewalk) x 533.41 BS (Bottom face of Sidewalk) x 533.41 BC (Bottom Face of Curb) x 533.41 TP (Top of Pavement) x 533.41 HP (High Point) x 533.41 LP (Low Point)
Storm Pipe Refer To Notes	
Limits of Disturbance	LOD
Silt Fence Refer to Detail	SF
Turf Reinforcement Matting (trm) For Slope Stabilization (+/- 12' Slope Height) Refer to Notes	
Erosion Control Blanket (ecb) For Slope Stabilization (+/- 12' Slope Height) Refer to Notes	
Denotes Gravel Pavement Refer to detail	
Denotes Concrete Pavement Refer to detail	
DHEC Type E Inlet Tube Refer to detail	E
Permanent Seeding Refer to detail	PS
Soil Stock Pile Area (to be Removed During Phase 3)	
Denotes Light Duty Asphalt Pavement Refer to detail	
Install 18" Deep Trapezoidal Shaped Ditch Refer to detail	
Temporary Diversion Refer to Notes	
Rock Check Dam Refer to Detail	

General Note:

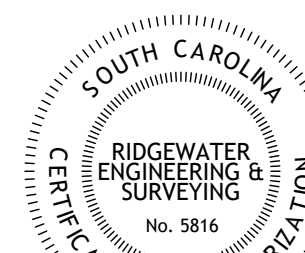
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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: JWW

CHECKED: JWW

JOB NUMBER: 22212

REV #	DATE	COMMENT
0	4-26-23	INTERSECTION IMPROVEMENT OVERLAY
...	...	...
...	...	...
...	...	...
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SHEET

Phase - 3
Stabilization

C - 5B



Proposed Sewer Note:

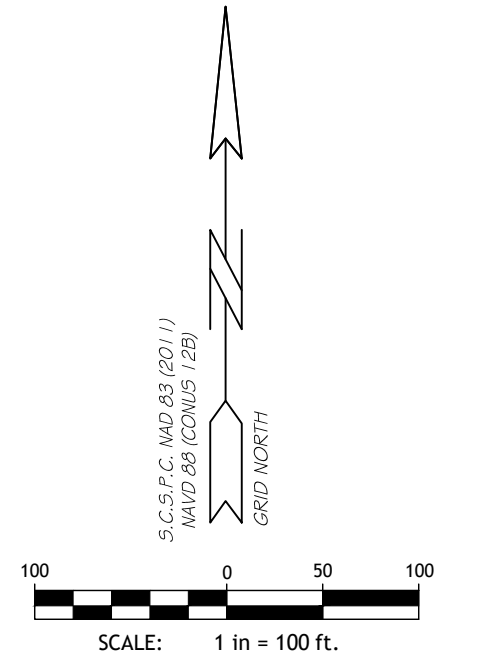
The Contractor shall contact Tim Wright with Metro, 864-423-7813, a minimum of 72 hours prior to construction to schedule a pre-construction meeting.

Sewer Notes:

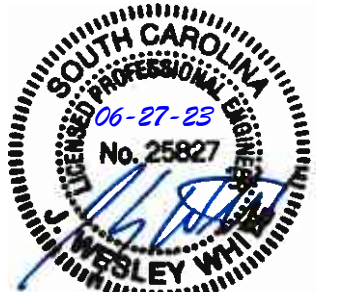
1. PVC denotes Polyvinyl Chloride Pipe. PVC shall be SDR 26 and comply with ASTM D3034 specifications.
2. All pipes, fittings and accessories shall be installed in accordance with ASTM C-12, ASTM C-14, manufacturer's published instructions and state or local requirements. Joints shall be water tight.
3. All pipe shall have a minimum cover of 4'-0" or use DIP w/ Tnemec 431 or C-900.
4. Connect to existing sanitary sewer lateral in compliance with Metropolitan Sewer Subdistrict requirements.
5. Sewer installation and testing shall conform to municipality standards.



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REV #	DATE	COMMENT
0	4-26-23	INTERSECTION IMPROVEMENT OVERLAY
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SHEET

Sewer Plan

U - 1A





Proposed Sewer Note:

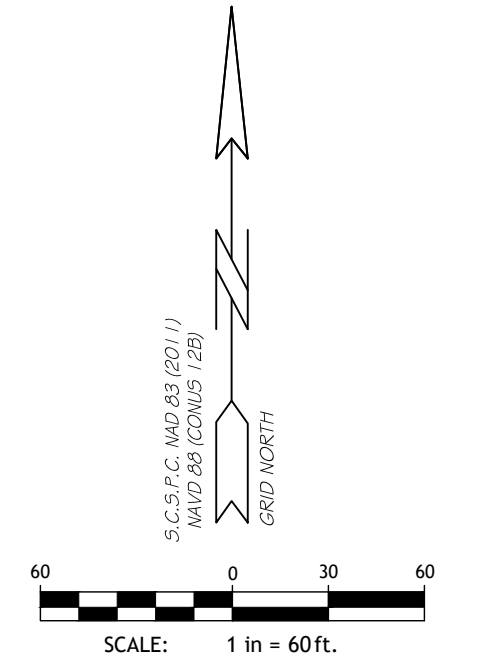
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Sewer Notes:

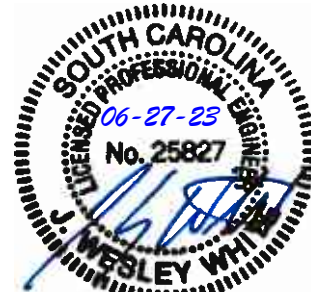
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SOUTH CAROLINA

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REV #	DATE	COMMENT
0	4-26-23	INTERSECTION IMPROVEMENT OVERLAY
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...	...	...
...	...	...
...	...	...

SHEET

Sewer Plan

U - 1A



LEGEND

	EXISTING	PROPOSED
Water Line Refer To Notes	— EX W —	— W —
Sewer Line (Gravity) Refer To Notes	— EX S —	— S — S —
Sewer Forcemain Refer To Notes	— FM —	
4 Inch Sewer Service Refer To Detail		— — — — —
Sanitary Clean-Out Refer To Detail		● CO
Electric	— OHP —	
Gas	— G —	
Telephone	— T —	
Storm Pipe Refer To Detail	— — — — —	— — — — —
Storm Catch Basin Refer To Detail	□	■
Storm Junction Box Refer To Detail	○	●
Sanitary Manhole Refer To Detail	⊙	⊙
Sanitary Clean-out Refer To Detail		● CO
Fire Hydrant Refer To Detail	⊗	⊗
Utility Pole	⊗	⊗
Water Valve	⊗	⊗
Water Meter	⊗	⊗



Proposed Sewer Note:

The Contractor shall contact Tim Wright with Metro, 864-423-7813, a minimum of 72 hours prior to construction to schedule a pre-construction meeting.

Sewer Notes:

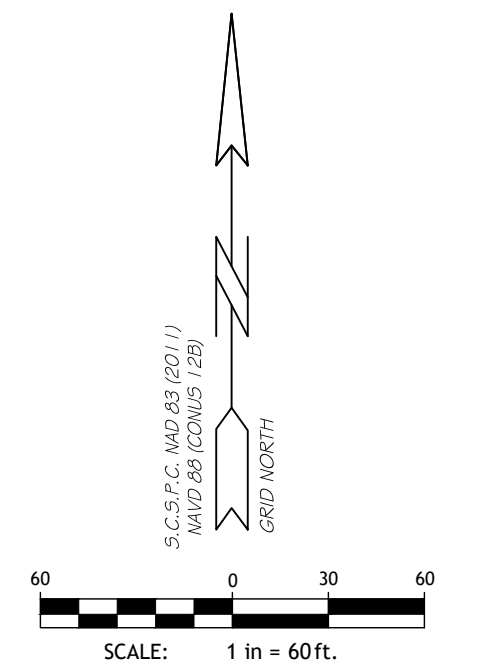
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LEGEND

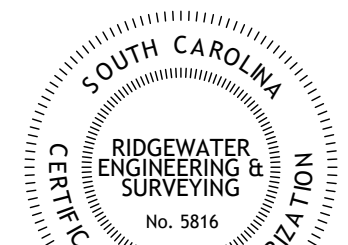
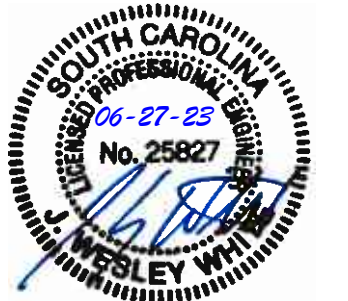
EXISTING	PROPOSED
Water Line Refer To Notes	EX W ——— W ———
Sewer Line (Gravity) Refer To Notes	EX S ——— S ——— S ———
Sewer Forcemain Refer To Notes	FM ———
4 Inch Sewer Service Refer To Detail	-----
Sanitary Clean-Out Refer To Detail	● CO
Electric	OHP ———
Gas	G ———
Telephone	T ———
Storm Pipe Refer To Detail	-----
Storm Catch Basin Refer To Detail	■
Storm Junction Box Refer To Detail	●
Sanitary Manhole Refer To Detail	⊙
Sanitary Clean-out Refer To Detail	● CO
Fire Hydrant Refer To Detail	⊕
Utility Pole	⊕
Water Valve	⊕
Water Meter	⊕



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Barton Hollow

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SOUTH CAROLINA

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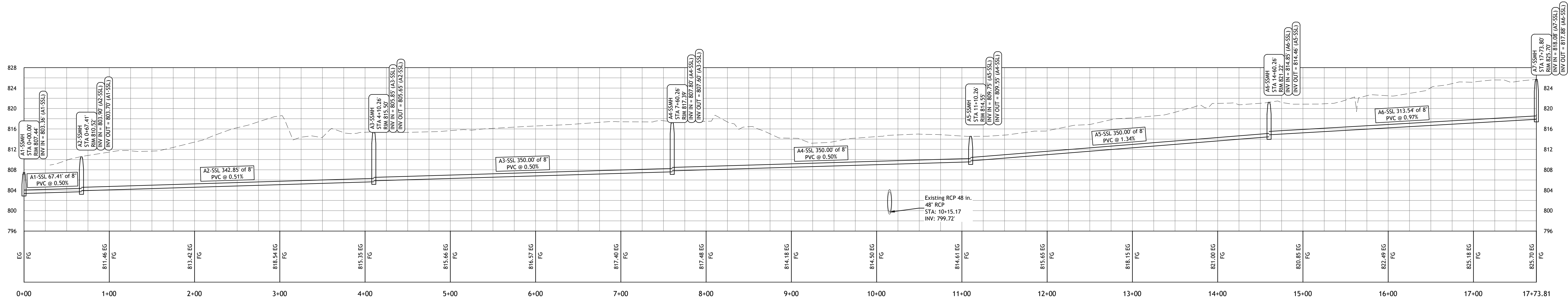
REV #	DATE	COMMENT
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SHEET

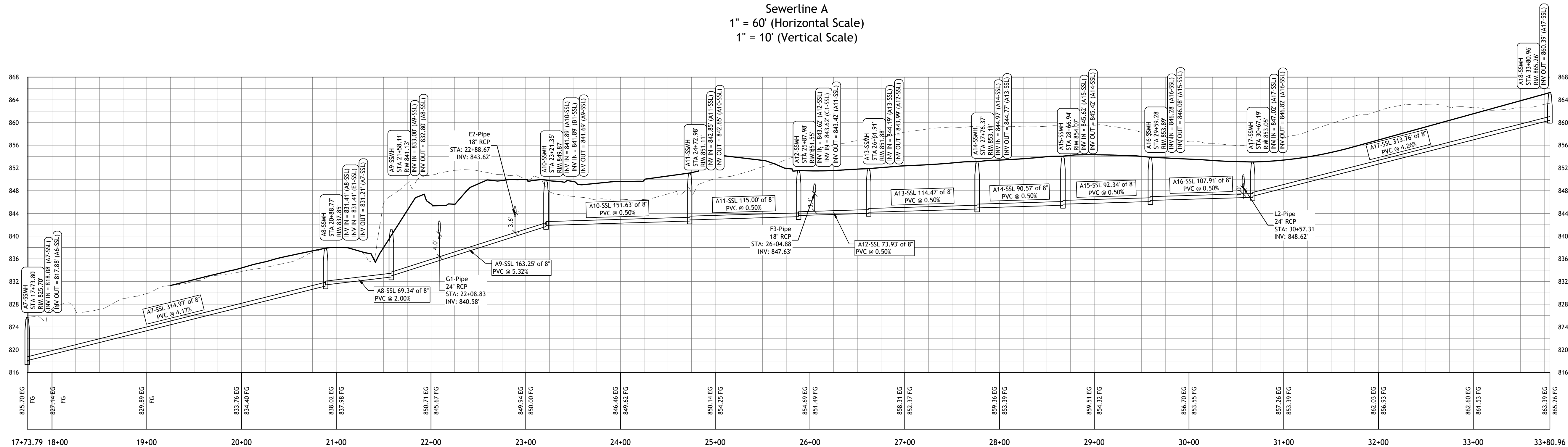
Sewer Plan

U - 1A

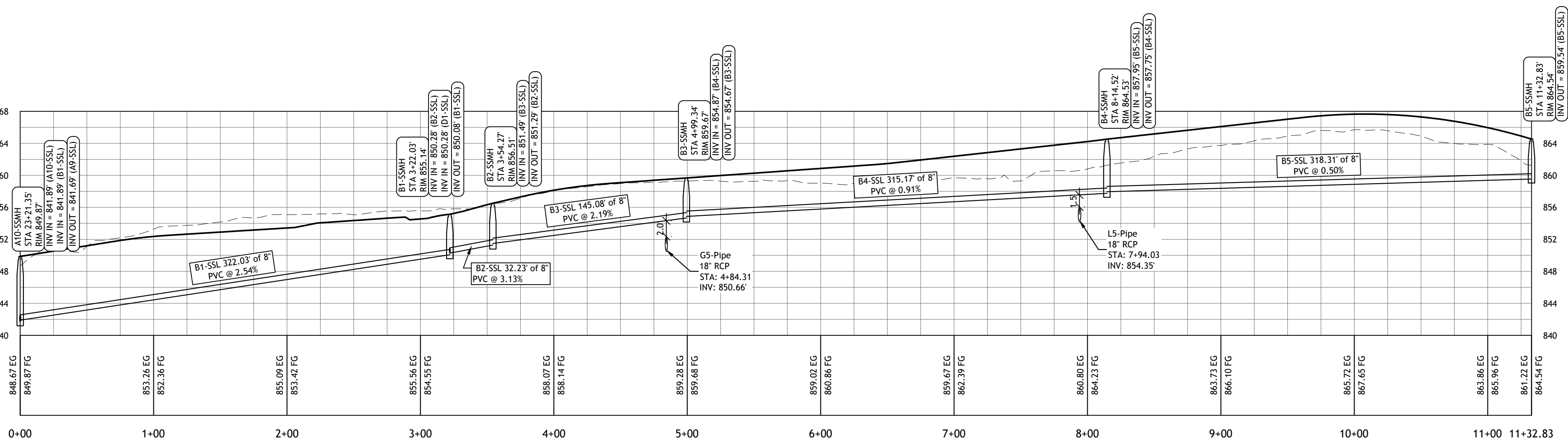




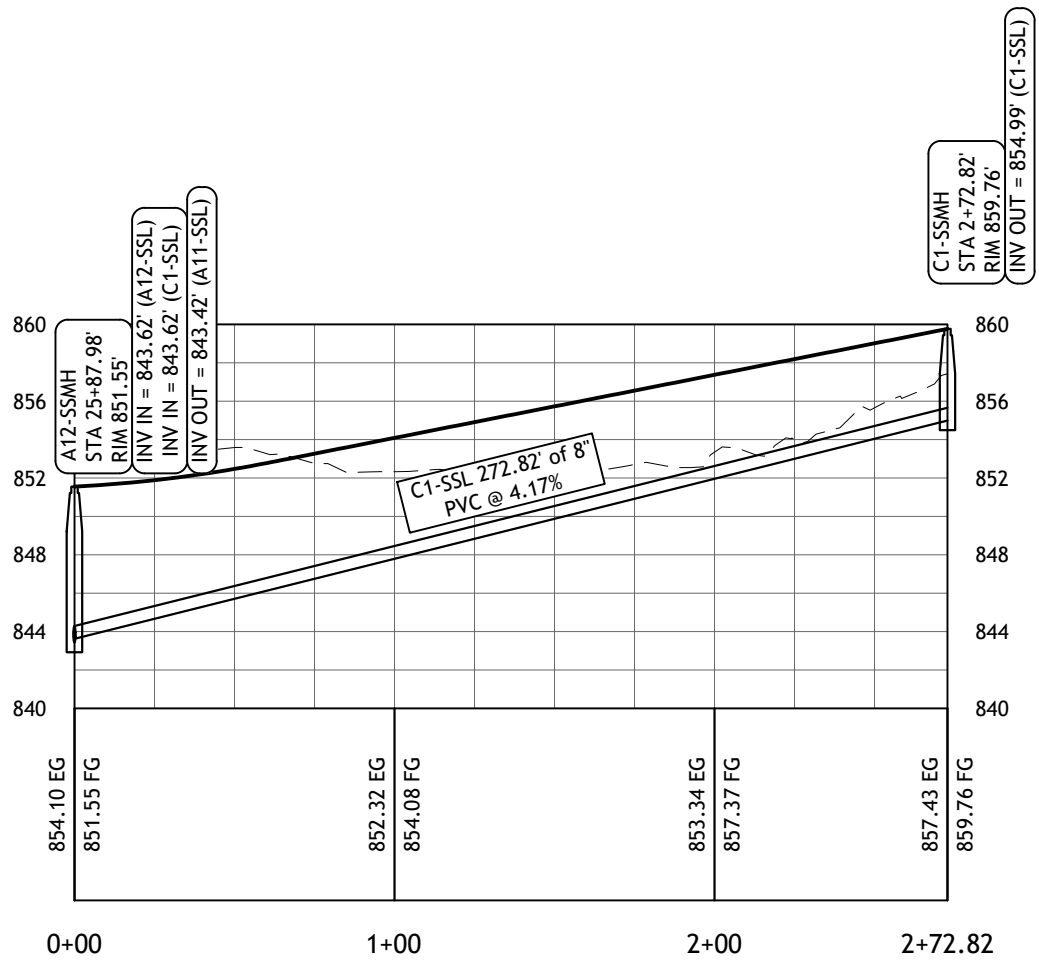
Sewerline A
1" = 60' (Horizontal Scale)
1" = 10' (Vertical Scale)



Sewerline A
1" = 60' (Horizontal Scale)
1" = 10' (Vertical Scale)



Sewerline B
1" = 60' (Horizontal Scale)
1" = 10' (Vertical Scale)

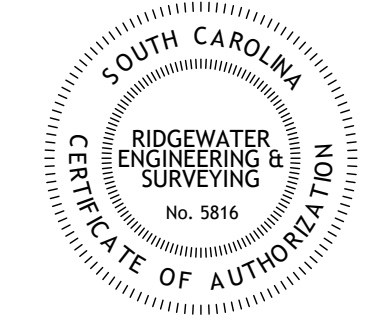


Sewerline C
1" = 60' (Horizontal Scale)
1" = 10' (Vertical Scale)



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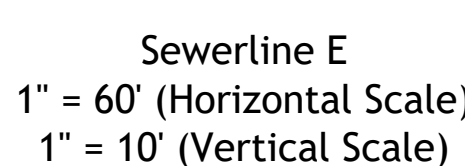
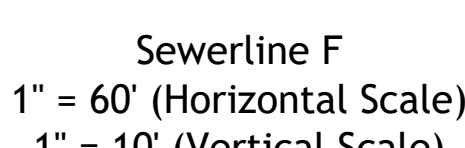
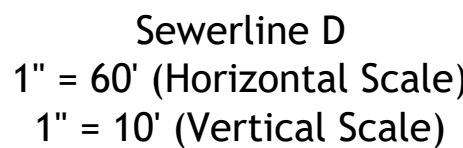
JOB NUMBER: 22212

REV #	DATE	COMMENT
0	4-26-23	INTERSECTION IMPROVEMENT OVERLAY
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SHEET

Sewer Profiles

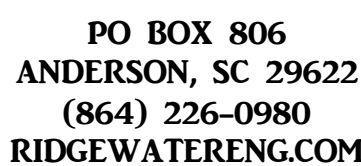
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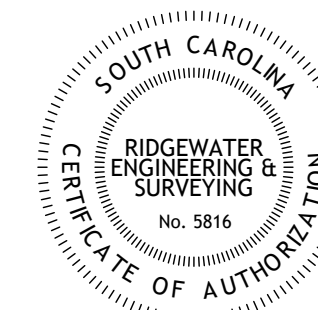
STRUCTURE SCHEDULE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
A14-SSMH	*RIM/THROAT = 853.11 BTL. 844.77 INV IN = 844.97 INV OUT = 844.77	A14-SSL, 90.57 LF OF 8" PVC @ 0.50%	A13-SSL, 114.47 LF OF 8" PVC @ 0.50%
A15-SSMH	*RIM/THROAT = 854.07 BTL. 845.42 INV IN = 845.62 INV OUT = 845.42	A15-SSL, 92.34 LF OF 8" PVC @ 0.50%	A14-SSL, 90.57 LF OF 8" PVC @ 0.50%
A16-SSMH	*RIM/THROAT = 853.89 BTL. 846.08 INV IN = 846.28 INV OUT = 846.08	A16-SSL, 107.91 LF OF 8" PVC @ 0.50%	A15-SSL, 92.34 LF OF 8" PVC @ 0.50%
A17-SSMH	*RIM/THROAT = 853.05 BTL. 846.82 INV IN = 847.02 INV OUT = 846.82	A17-SSL, 313.76 LF OF 8" PVC @ 4.26%	A16-SSL, 107.91 LF OF 8" PVC @ 0.50%
A18-SSMH	*RIM/THROAT = 865.26 BTL. 860.39 INV OUT = 860.39	A17-SSL, 313.76 LF OF 8" PVC @ 4.26%	
B1-SSMH	*RIM/THROAT = 855.14 BTL. 850.08 INV IN = 850.28 INV OUT = 850.08	B2-SSL, 32.23 LF OF 8" PVC @ 3.13% D1-SSL, 192.92 LF OF 8" PVC @ 0.76%	B1-SSL, 322.03 LF OF 8" PVC @ 2.54%
B2-SSMH	*RIM/THROAT = 856.51 BTL. 851.29 INV IN = 851.49 INV OUT = 851.29	B3-SSL, 145.08 LF OF 8" PVC @ 2.19%	B2-SSL, 32.23 LF OF 8" PVC @ 3.13%
B3-SSMH	*RIM/THROAT = 859.67 BTL. 854.67 INV IN = 854.87 INV OUT = 854.67	B4-SSL, 315.17 LF OF 8" PVC @ 0.91%	B3-SSL, 145.08 LF OF 8" PVC @ 2.19%
B4-SSMH	*RIM/THROAT = 864.53 BTL. 857.75 INV IN = 857.95 INV OUT = 857.75	B5-SSL, 318.31 LF OF 8" PVC @ 0.50%	B4-SSL, 315.17 LF OF 8" PVC @ 0.91%
B5-SSMH	*RIM/THROAT = 864.54 BTL. 859.54 INV OUT = 859.54		B5-SSL, 318.31 LF OF 8" PVC @ 0.50%
C1-SSMH	*RIM/THROAT = 859.76 BTL. 854.99 INV OUT = 854.99		C1-SSL, 272.82 LF OF 8" PVC @ 4.17%
D1-SSMH	*RIM/THROAT = 858.07 BTL. 851.74 INV IN = 851.94 INV OUT = 851.74	D3-SSL, 249.14 LF OF 8" PVC @ 2.38%	D1-SSL, 192.92 LF OF 8" PVC @ 0.76%
D2-SSMH	*RIM/THROAT = 862.86 BTL. 857.86 INV OUT = 857.86		D3-SSL, 249.14 LF OF 8" PVC @ 2.38%

PIPE SCHEDULE					
NAME	SIZE	LENGTH	SLOPE	INV IN	INV OUT
A1-SSL	8" PVC	67.41'	0.50%	803.70	803.36
A2-SSL	8" PVC	32.45'	0.51%	805.05	805.36
A3-SSL	8" PVC	350.00'	0.50%	807.60	805.85
A4-SSL	8" PVC	350.00'	0.50%	809.55	807.80
A5-SSL	8" PVC	350.00'	1.34%	814.46	809.75
A6-SSL	8" PVC	313.54'	0.97%	817.88	814.85
A7-SSL	8" PVC	314.97'	4.17%	831.21	818.08
A8-SSL	8" PVC	64.34'	2.00%	832.80	831.41
A9-SSL	8" PVC	163.25'	5.32%	841.69	833.00
A10-SSL	8" PVC	151.63'	0.50%	842.65	841.89
A11-SSL	8" PVC	115.00'	0.50%	843.62	842.85
A12-SSL	8" PVC	73.93'	0.50%	843.99	843.62
A13-SSL	8" PVC	114.47'	0.50%	844.77	844.19
A14-SSL	8" PVC	90.57'	0.50%	845.42	844.97
A15-SSL	8" PVC	92.34'	0.50%	846.08	845.62
A16-SSL	8" PVC	107.91'	0.50%	846.82	846.28
A17-SSL	8" PVC	131.76'	4.26%	860.39	847.02
B1-SSL	8" PVC	322.03'	2.54%	850.08	841.89
B2-SSL	8" PVC	32.23'	2.13%	851.29	850.28
B3-SSL	8" PVC	145.08'	1.19%	854.67	851.49

PIPE SCHEDULE					
NAME	SIZE	LENGTH	SLOPE	INV IN	INV OUT
B4-SSL	8" PVC	315.17'	0.91%	857.75	854.87
B5-SSL	8" PVC	318.31'	0.50%	859.54	857.95
C1-SSL	8" PVC	272.82'	4.17%	854.99	843.62
D1-SSL	8" PVC	192.92'	0.76%	851.74	850.28
D3-SSL	8" PVC	249.14'	2.38%	857.86	851.94
E1-SSL	8" PVC	130.70'	4.33%	837.08	831.41
E2-SSL	8" PVC	192.17'	2.92%	843.89	837.28
E3-SSL	8" PVC	202.55'	1.54%	846.20	843.09
E4-SSL	8" PVC	203.69'	2.00%	850.48	846.40
E5-SSL	8" PVC	77.94'	2.00%	852.24	850.68
E6-SSL	8" PVC	106.50'	0.50%	852.97	852.44
E7-SSL	8" PVC	134.28'	0.56%	853.92	853.17
E8-SSL	8" PVC	218.98'	0.65%	855.53	854.12
E9-SSL	8" PVC	89.69'	0.50%	856.18	855.73
E10-SSL	8" PVC	160.22'	0.50%	857.18	856.38
F1-SSL	8" PVC	269.81'	2.15%	859.92	854.12



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: JWW

CHECKED: JWW

JOB NUMBER: 22212

REV #	DATE	COMMENT
0	4-26-23	INTERSECTION IMPROVEMENT OVERLAY

OVERLAP

*** *Journal of Management Inquiry* ***

QUESTION

ANSWER

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114 *Journal of Management Inquiry* 16(1)

SHEET

Sewer Profile

Sewer Profile

11.3D

II. 2B

C ZD

SHEET

Sewer Profiles

U - 2B



Water notes:

1. CP denotes copper pipe. CP shall be type "K" soft copper to comply with ASTM B 88 latest edition and installed with wrought copper (95-5 tin antimony solder joint) fittings in accordance with ASME B16.22.
2. PVC denotes polyvinyl chloride pipe. PVC shall comply with ASTM D 2241, rated SDR 21 (Class 150). Pipe joints shall be integrally molded bell ASTM D 3139, with factory supplied elastomeric gaskets and lubricant.
3. Dip denotes ductile iron pipe. Dip shall be Class 52 and shall conform to the following ANSI/AWWA designations: C15/A21.50, C151/A21.51, C104/A21.4 AND C111/A21.11.
4. All water lines shall have a minimum cover of 3'-0".
5. Where potable water lines and sanitary sewer lines cross with less than 18" of vertical clearance or where the sewer line is above the water line, the sewer line shall be pressure rated PVC pipe, meeting the AWWA C900-DR18 or C905-DR18 with a minimum vertical clearance of 12" specification for a minimum length of 20', centered on the point of crossing. A minimum horizontal separation of 10' (edge to edge) between potable water lines and sewer lines shall be maintained when at all possible. When the 10' horizontal separation cannot be maintained the water line shall be installed in a separate trench or on an undisturbed earth shelf at least 12" above the sewer line. Alternatively, the sewer line shall be enclosed in a water tight carrier pipe, or pressure rated PVC pipe (meeting AWWA C-900 of C905 specification) and pressure tested.
6. Connect to existing municipal water system in compliance with the utility requirements for new service connections.
7. Thrust blocks shall be used at all bends and tees.
8. All domestic water lines shall be disinfected per AWWA requirements or state requirements, whichever is more stringent.
9. Refer to landscape irrigation plan for irrigation requirements.
10. Water installation shall conform to all federal, state and local requirements.

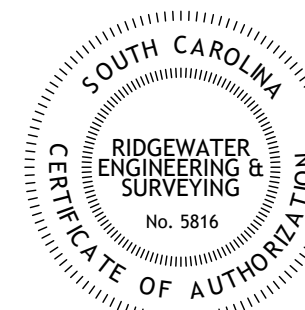
LEGEND

	EXISTING	PROPOSED
Water Line Refer To Notes	EX W	W
Sewer Line (Gravity) Refer To Notes	EX S	S S
Sewer Forcemain Refer To Notes	FM	
4 Inch Sewer Service Refer To Detail		
Sanitary Clean-Out Refer To Detail		CO
Electric	OHP	
Gas	G	
Telephone	T	
Storm Pipe Refer To Detail		
Storm Catch Basin Refer To Detail		
Storm Junction Box Refer To Detail		
Sanitary Manhole Refer To Detail		
Sanitary Clean-out Refer To Detail		CO
Fire Hydrant Refer To Detail		
Utility Pole		
Water Valve		
Water Meter		



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: JWW

CHECKED: JWW

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0	4-26-23	INTERSECTION IMPROVEMENT OVERLAY
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SHEET

Water Plan

U - 3A



Water notes:

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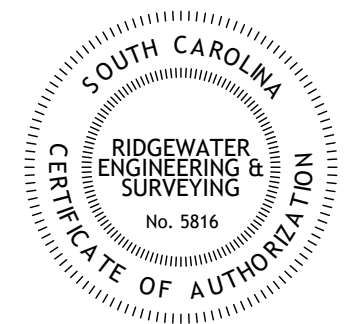
LEGEND

EXISTING	PROPOSED
Water Line Refer To Notes	EX W ——— W ———
Sewer Line (Gravity) Refer To Notes	EX S ——— S ——— S ———
Sewer Forcemain Refer To Notes	FM ———
4 Inch Sewer Service Refer To Detail	-----
Sanitary Clean-Out Refer To Detail	● CO
Electric	OHP ———
Gas	G ———
Telephone	T ———
Storm Pipe Refer To Detail	=====
Storm Catch Basin Refer To Detail	□
Storm Junction Box Refer To Detail	○
Sanitary Manhole Refer To Detail	⊙
Sanitary Clean-out Refer To Detail	● CO
Fire Hydrant Refer To Detail	⊙
Utility Pole	⊙
Water Valve	⊙
Water Meter	⊙



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

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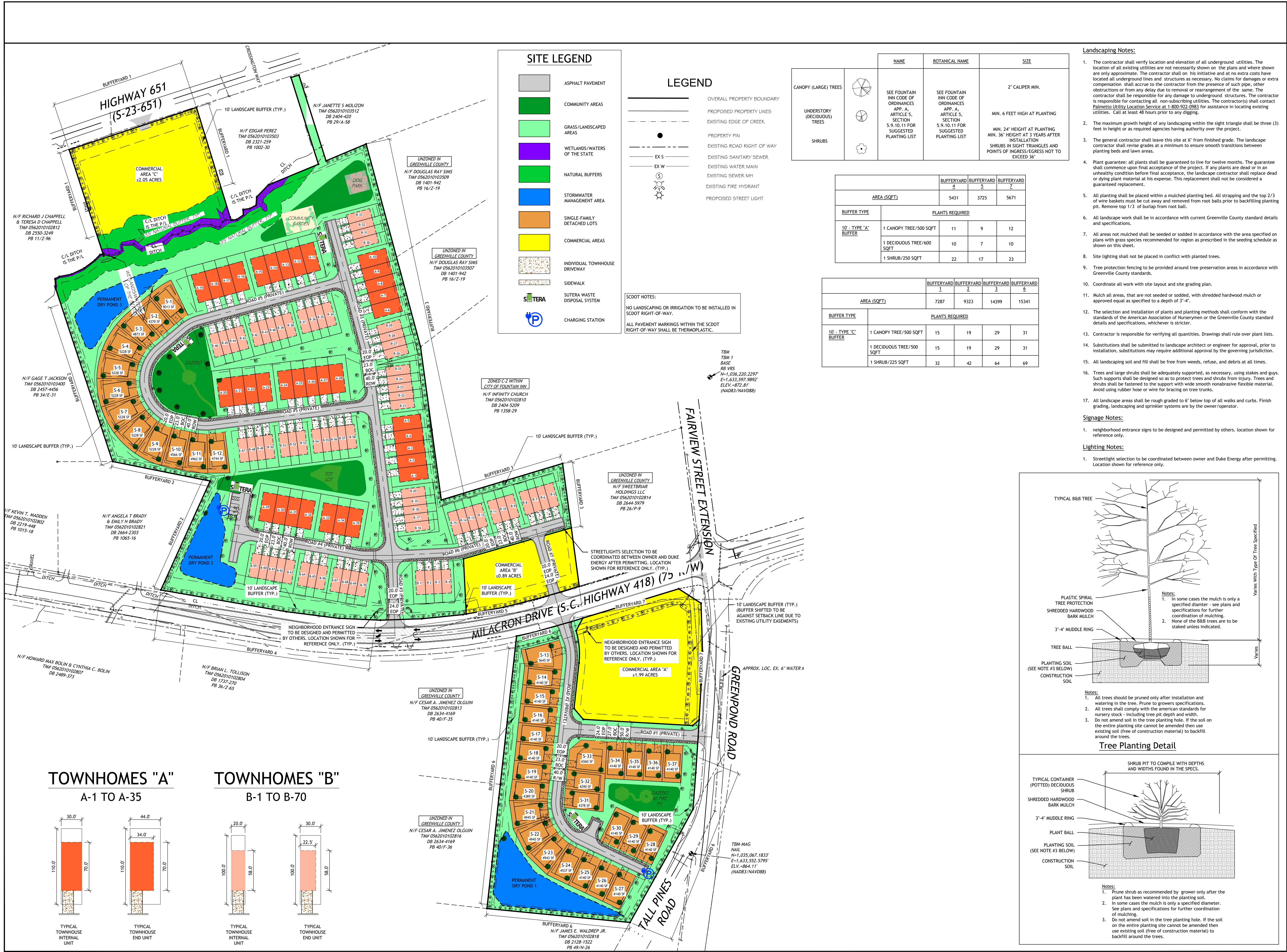
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SHEET

Water Plan

U - 3B



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SCALE: 1 in = 100 ft.

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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

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SHEET

Landscaping, Signage and Lighting Plan

L - 1

CITY of FOUNTAIN INN

July 13, 2023

Falcon Real Estate Lending, LLC
7 Hindman Drive
Greenville, SC 29609

RE: Barton Hollow Final Development Plan Staff Comments – PF-2023-002

To Whom It May Concern:

Please see the staff comments regarding the Final Development Plan submitted for the above mentioned project. Information about resubmittal is included after these comments. Written responses to each comment are required with resubmittals.

Final Development Plan:

1. Per Section 5:9.7.2 of the Fountain Inn Zoning Ordinance (FIZO), an additional Final Development Plan will be required for commercial parcels unless further detail is provided.

Attachments:

1. Per Section 5:9.7.2.H of the FIZO, a sign plan is required.
2. Per Section 5:9.7.2.O of the FIZO, elevations of the proposed development are required.
3. Per Section 5:9.7.2.P of the FIZO, a perspective sketch indicating colors and materials is required.

Please submit these revisions no later than 5:00 PM on Thursday, July 20, 2023. If revisions are not received, these items will become conditions of approval.

Sincerely,

Lisa Mann
Planning and Development Manager

PLANNING & DEVELOPMENT

STATEMENT OF INTENT

for

The Grove (PD Development)

for

APPLICANT

Falcon Real Estate Lending, LLC
7 Hindman Dr.
Greenville, SC 29609
Phillip Day
864.907.6509
phillip@falconsouthcarolina.com

Engineer/Surveyor

Ridgewater Engineering & Surveying, LLC
PO Box 806
Anderson, SC 29622
J. Wesley White, PE
864.226.0980
wesley@ridgewatereng.com

10/31/2022

I. PROPERTY DESCRIPTION

The Highway 418 Mixed Use (project) consists of properties located along at the intersection of Highway 418 and Greenpond Rd. The project area is ±28.94-acres and is made up by four (4) parcels as follows:

1. TMS #0562010102801 – 14.67-acres and currently unzoned in Greenville County
2. TMS #0562010102815 – 6.49-acres and currently zoned C-2 in City of Fountain Inn
3. TMS #0562010102820 – 5.18-acres and currently zoned C-2 in City of Fountain Inn
4. TMS #0562010102800 – 2.60-acres and currently zoned C-2 in City of Fountain Inn

Water will be provided by Greenville Water and sewer by the City of Fountain Inn.

II. DEVELOPMENT OVERVIEW

The project development plan is to annex parcel 1 above and rezone all four parcels to utilize the Planned Development (PD) zoning classification. The development will consist of 5 new access points with three onto Highway 418 and one each onto Highway 651 and Greenpond Rd. The roads within the community will all be private roads that are constructed to City standards. The private roads serving this development will have rolled curb and gutter. Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be disturbed and undisturbed open space, walking trails, mail centers, wetlands/waters of the state, amenity areas, and other community gathering areas.

III. PROPERTY OWNERS ASSOCIATION

All amenity/common-open space/landscape/bufferyard areas will be owned and maintained by a newly formed Property Owners Association (POA). All roads are to be turned over to the POA for maintenance and care. The POA will also be responsible for maintenance of entrance monuments, landscaping, & site lighting. All stormwater management areas designed and constructed for the project will be designated/included within common areas and the necessary landscaping/screening will be maintained by the POA. Covenants and Restrictions for the project and governing the POA will be drafted and recorded at the Greenville County Register of Deeds Office along with final plat approvals.

IV. AMENITIES, LANDSCAPING, BUFFERS

The proposed development includes approximately 9.13-acres of amenity/common-open space/landscape/bufferyard area, including natural buffers along existing wetlands/waters of the state onsite, with maximum efforts to preserve existing vegetation/trees around the perimeter property. A minimum 15' building setback has been established along all property sides. There will be a 35' building setback established along existing roads. The open space may consist of disturbed and non-disturbed areas, passive open space, walking trails, and community gathering areas consisting of fire pits, dog parks, tot lot (playground), book exchanges, gardens, and gazebos.

V. INNOVATIVE DESIGN APPROACH

It is the development's intent to incorporate innovative design approaches throughout and in a variety of ways. These may include but are not limited to the Sutera system for trash pickup, solar powered street lights, independent charging stations, homes prewired for charging stations, community gardens/book exchanges/gathering areas, rainwater recapturing through bio-retention/wet ponds.

VI. DENSITY

The overall project will consist of 142 single-family residential units (mix of attached and detached) and ±4.99-acres of commercial tracts, leaving ±9.13-acres of ammenty/common-open space/landscape/bufferyard areas. The project density will be as follows:

	NORTH SIDE	SOUTH SIDE	
RESIDENTIAL AREA:	±18.24 ACRES	±5.71 ACRES	= 23.95 ACRES
COMMERCIAL AREA:	<u>±2.92 ACRES</u>	<u>±2.07 ACRES</u>	<u>= 4.99 ACRES</u>
TOTAL AREA:	±21.16 ACRES	±7.78 ACRES	= 28.94 ACRES
TOTAL UNITS:	105 TH + 12 LOTS +	25 LOTS	= 142 TOTAL UNITS
RESIDENTIAL DENSITY:			= 5.9 UNITS/ACRE

VII. SCHEDULE

Construction on the project to start upon obtaining all infrastructure permits and project schedule is anticipated as follows:

Residential: Developed out over the next 12 to 36 months.
Commercial: Tract "A" – Developed out over the next 18 to 24 months
Tract "B" – Developed out over the next 6 to 12 months

VIII. PUBLIC UTILITIES

Water and sewer service providers have been contacted regarding the proposed project and preliminary design and service options have been reviewed. The final design and construction will be completed upon approval of rezoning to PD as part of the overall site improvements and will be turned over to the appropriate public utility provider for ownership.

IX. DEVELOPMENT STANDARDS

1. Commercial Area Permitted Uses: All uses in accordance with the current C-2, Commercial Zoning and allowed as such.

2. Lot Sizes and Density of Development: The minimum lot size is 2,000 SF for the single-family attached residential units. The proposed density for the residential areas is approximately 5.9 units per acre. The smaller lot sizes allow for greater open space/common area.

3. Building Setbacks

All the proposed setbacks for this project are as follows:

- 15' minimum perimeter setback along adjacent properties.
- 35' minimum setback along all existing road frontages.
- 20' minimum front yard setback from proposed road right-of-way. (For internal private roads)
- 15' minimum spacing between end units (townhouse units).
- 5' minimum side yard setback (single family detached lots).
- 10' minimum rear yard setback.

4. Proposed minimum 40' right-of-way to be dedicated for all private internal roads.

5. Residential Construction and Maintenance: No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings.

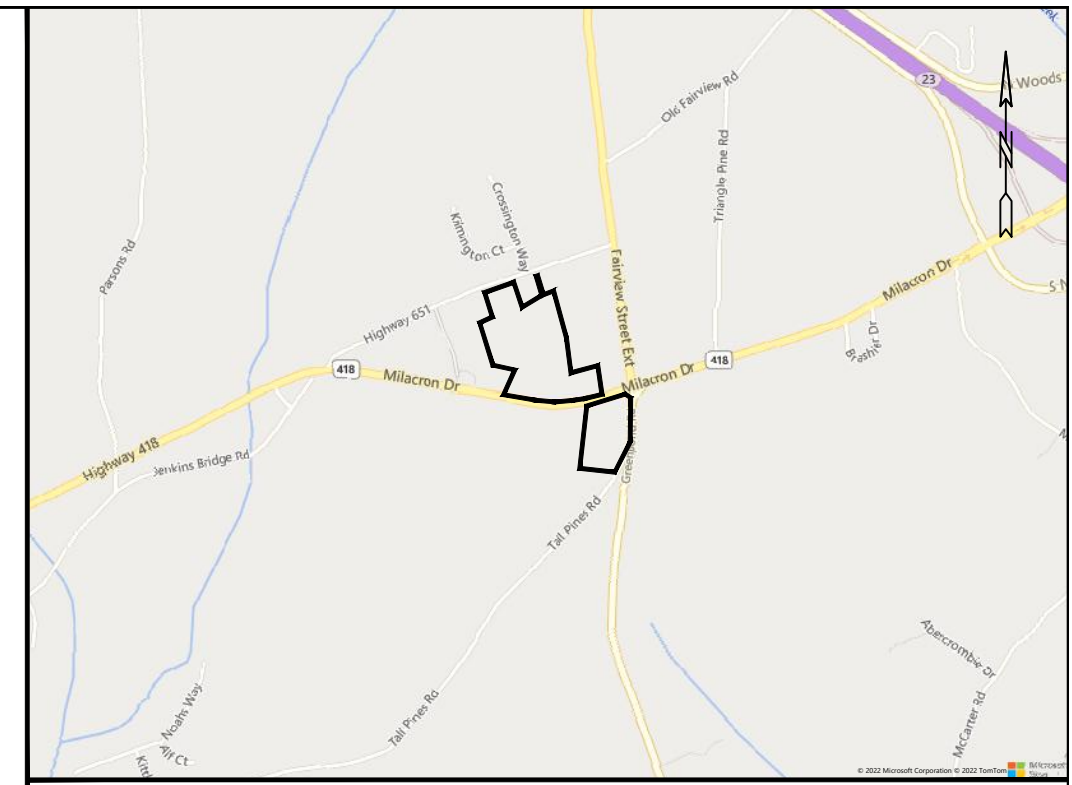
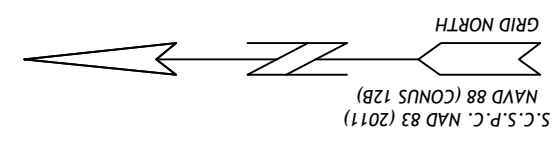
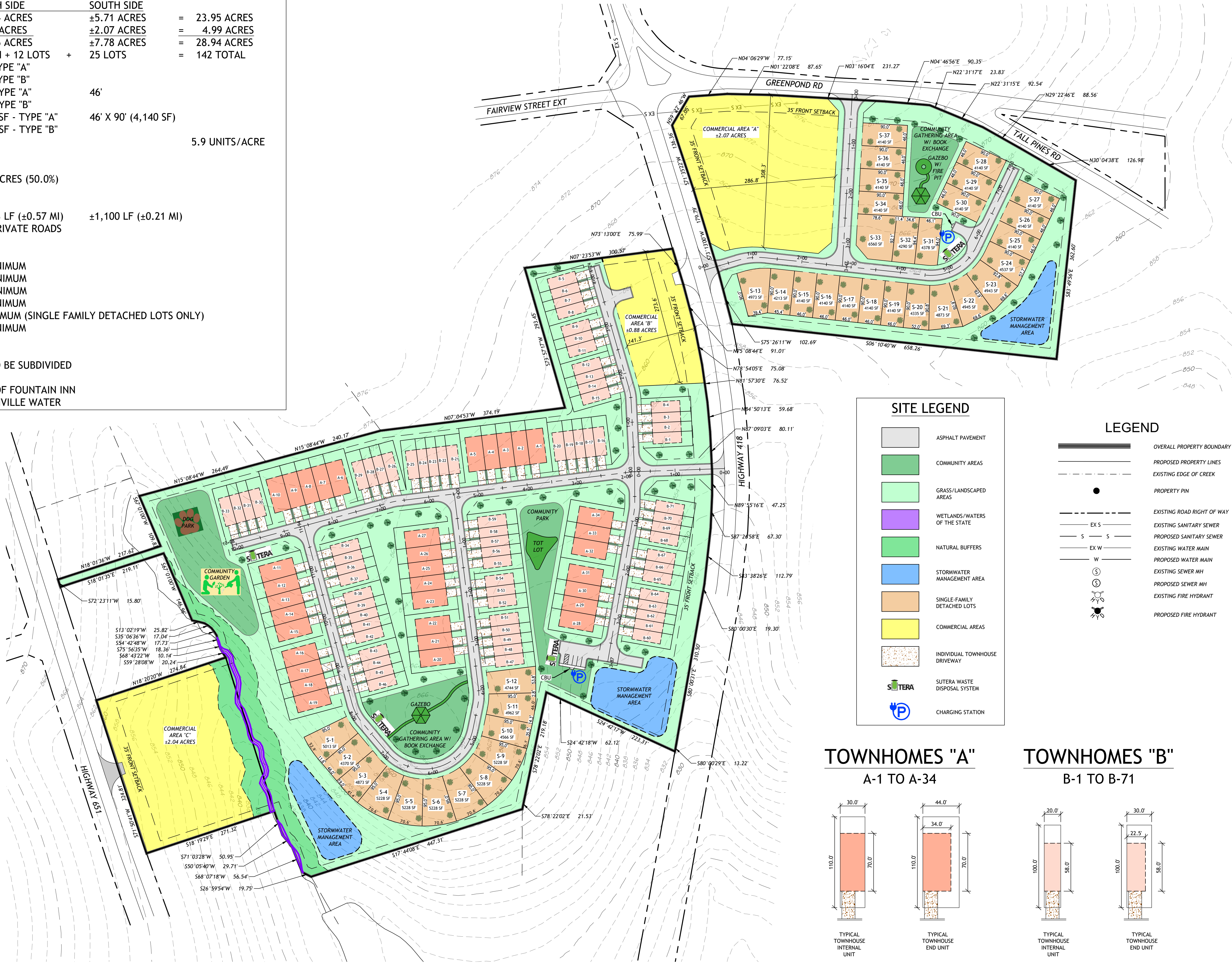
6. Public Improvements: No existing sidewalks are located along either Welpine Rd., a state-maintained road. The proposed project should have no impacts to the roads service level.

X. AMENDMENTS

Any changes to the provisions set forth herein must be approved by the City of Fountain Inn's requirements prior to the implementation of such changes.

SITE DATA

TMS #:	0562010102815, 0562010102820 0562010102800, 0562010102801		
TOTAL AREA:	±28.94 ACRES		
EXISTING ZONING:	C-2, COMMERCIAL		
PROPOSED ZONING:	PD, PLANNED DEVELOPMENT		
RESIDENTIAL AREA:	NORTH SIDE	SOUTH SIDE	
COMMERCIAL AREA:	±18.24 ACRES	±5.71 ACRES	= 23.95 ACRES
TOTAL AREA:	±2.92 ACRES	±2.07 ACRES	= 4.99 ACRES
TOTAL UNITS:	±21.16 ACRES	±7.78 ACRES	= 28.94 ACRES
	105 TH + 12 LOTS	25 LOTS	= 142 TOTAL
	34 - TYPE "A"		
	71 - TYPE "B"		
MINIMUM WIDTH:	30' - TYPE "A"	46'	
MINIMUM LOT SIZE:	3,300 SF - TYPE "A"	46' X 90' (4,140 SF)	
RESIDENTIAL DENSITY:	2,000 SF - TYPE "B"		5.9 UNITS/ACRE
AMENITY/COMMON-OPEN SPACE/LANDSCAPE/: BUFFERYARD AREA	9.13 ACRES (50.0%)		
PROPOSED ROADS:	±3,013 LF (±0.57 MI) ALL PRIVATE ROADS	±1,100 LF (±0.21 MI)	
SETBACKS/BUFFERYARD PERIMETER PROPERTY:	15' MINIMUM		
EXISTING ROAD FRONTAGE:	35' MINIMUM		
INTERNAL FRONT YARD:	20' MINIMUM		
BETWEEN END UNITS:	15' MINIMUM		
SIDE YARD:	5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)		
REAR YARD:	10' MINIMUM		
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED		
SEWER PROVIDER:	CITY OF FOUNTAIN INN		
WATER PROVIDER:	GREENVILLE WATER		



LOCATION MAP 1" = 2,000'

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 10-31-22

[Owner] [Agent] [Name]: Phillip Day, Member

Signed: *[Signature]*

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property plats/deeds of records; And further that the proposed subdivision meets all requirements of the City of Fountain Inn Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed: *[Signature]*

Registered Professional No. 23827

Address: PO Box 806, Anderson, SC 29622

Telephone No. 864-226-0980

Date: 10-31-22

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the City of Fountain Inn Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

THE GROVE

(PD DEVELOPMENT)

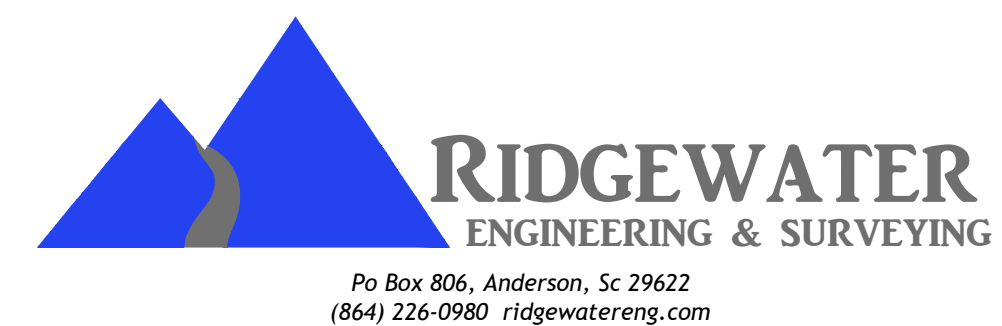
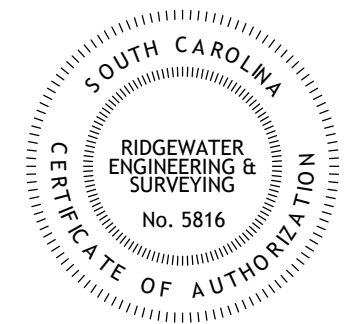
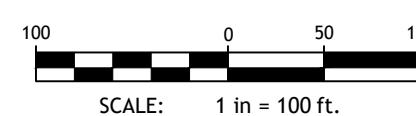
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Falcon Real Estate Lending, LLC 7 Hindman Dr. Greenville, SC 29609	Ridgewater Engineering & Surveying, LLC P.O. Box 806 Anderson SC 29622
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OWNER

ENGINEER OR SURVEYOR

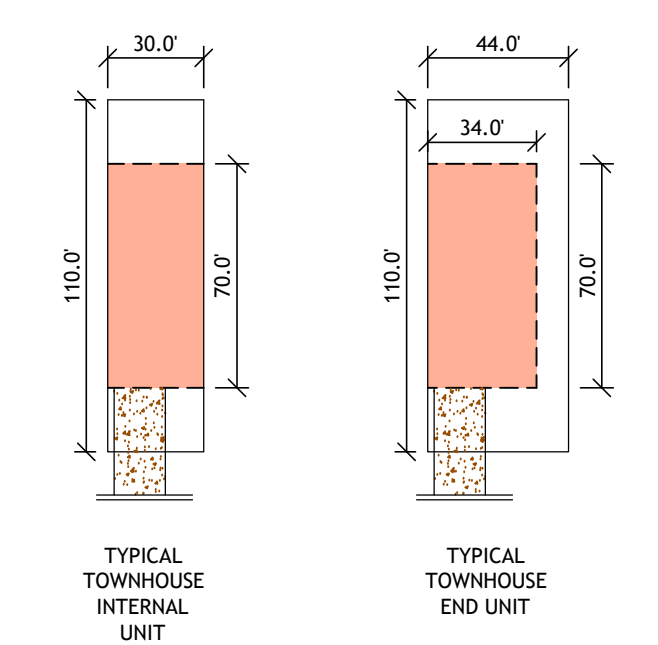
Date:	10-31-22
Drawn By:	JWW
Checked:	JWW
Job Number:	PP
Revisions:	5



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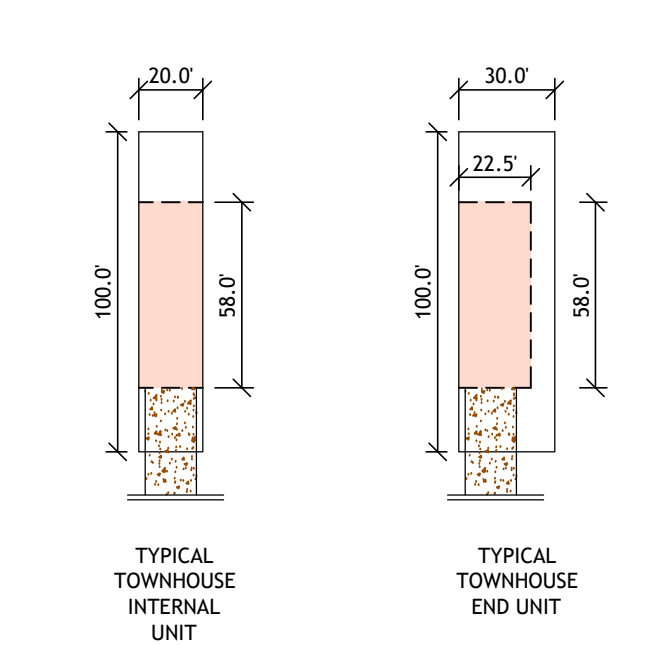
TOWNHOMES "A"

A-1 TO A-34



TOWNHOMES "B"

B-1 TO B-71





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

TO: Mayor and City Council
Planning Commission

FROM: Planning and Development Department

RE: PZ-2023-011

APPLICANT: Fountain Inn City Council

PROPERTY LOCATION: Citywide

PIN/TMS#(s): N/A

REQUEST: Text amendment to the City of Fountain Inn Zoning Ordinance that will amend *Article 5, District Regulations, Section 5:8, I-1, Industrial District*

ACREAGE: N/A

COUNCIL WARD: All

**REQUEST HISTORY and
EXPLANATION:**

It has come to Staff's attention that utilities substation is not a permitted use in the I-1, Industrial District. As such, a utilities substation is required to receive approval of a Use by Special Exception from the Board of Zoning Appeals per *Section 9:2, Public Utility Buildings and Use* of the Zoning Ordinance.

Staff proposes amending *Article 5, District Regulations, Section 5:8, I-1, Industrial District, 5:8.2 Uses Permitted* to add the following language: "Utilities substation and other similar public service uses". Amending *Section 5:8, I-1 Industrial District*, would allow a utilities substation by right in the I-1 District and eliminate the need for applicants to receive approval for a Use by Special Exception from the Board of Zoning Appeals.

This text amendment request went as a Resolution before City Council on June 8, 2023. A Public Hearing at Planning Commission is scheduled for August 3, 2023, and will be followed by a First Reading before City Council on August 10, 2023.

CONCLUSION:

The proposed change will allow a utilities substation in the I-1, Industrial District by right. Staff is of the opinion that a utilities substation is consistent with other uses permitted in the I-1, Industrial District. Additionally, the proposed change will reduce the burden on applicants, who currently must receive approval from the Board of Zoning Appeals for this use.

**STAFF
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the proposed Text Amendment.