



AGENDA

**Regular Planning Commission Meeting
Thursday, November 2, 2023 6:00 PM
300 Wall Street, Fountain Inn, South Carolina**

1. Call to Order
2. Approval of Minutes
 - a. Minutes from Planning Commission Meeting September 7, 2023
3. Hearing Procedures/Regulations
4. New Business
 - a. PP-2023-004
Request: Preliminary Plan for Barton Hollow
Tax Map: 0562010102801, 0562010102822, 0562010102815,
0562010102823, 0562010102820, and 0562010102800
Location: Highway 418 and Greenpond Road
 - b. PZ-2023-013
Request: Rezone from R-15 to POD, Planned Office District
Tax Map number: 0344000200600
Location: 407 North Main Street
5. Adjourn

Planning Commission may enter executive session to discuss any item on the agenda as permitted by S.C. Code Ann. § 30-4-70.

FOIA Compliance – Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the City of Fountain Inn's requirements.

Minutes

Fountain Inn Planning Commission Meeting

September 7, 2023

Fountain Inn, South Carolina

1. Call to Order

Chairperson Erik Stodard, Nelson Deaver, Chris Ellisor, and Walt Tanner were all in attendance 6:00 PM.

Chairperson Stoddard called the meeting to order at 6:00 PM.

2. Approval of Minutes

Mr. Ellisor made a motion to approve the minutes from the August 3rd meeting. Mr. Tanner seconded. The motion carried 4-0.

3. Hearing Procedures/Regulations

4. Unfinished 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

Staff presented a report on the request. Staff recommends approval of the Final Development plan for 3 of the 6 parcels: 0562010102822, 0562010102815, and

0562010102800. No commercial areas are included in the request. The City Council approved the annexation and rezoning of the subject parcels from C-2 Commercial District and Unzoned to PD Plan Development District on March 9, 2023.

Mr. White from Ridgewater Engineering speaks upon request and communication with staff to make sure request is complaint.

Chairperson Stoddard asks if there are any in opposition.

Mr. Waldrop explains that water that exists on this piece of property will gravitate over to his property. Discharge is a potential problem with Mr. Waldrop's property. The speaker also has concerns with the City's processes.

Chairperson Stoddard asks if there are any in favor.

Mr. Tanner is appreciative of the additional information given, so the Board can have a full visual. Chairperson Stoddard agrees.

Mr. Tanner made a motion to approve the Final Development plan for Barton Hallow and the 3 tax maps numbers mentioned.

Chairman Stoddard seconded. The motion carried 4-0.

4. New Business

a. PZ-2023-012 Request: PD, Planned Development to PD-MC, Planned Development – Major Change

Tax Map: 0345000100602

Location: Fairview St and Diamond Tip Blvd

Staff presented a report on the request. Staff recommend approval of Plan Development to Major Change with the following conditions: emergency access must be provided along Fairview Street, along with the Final Development plan being reviewed and approved prior to issuance of any permits.

Mr. Tanner and Ms. Mann speak about the traffic concern on Diamond Tip. Ms. Mann explains that there was not much of an alternative for the applicant.

Mr. Smith with Davis and Floyd Engineering explains how this was a mandate from SCDOT that they can use the entrance as an emergency access only point.

No one spoke in favor or opposition of the request.

The board discusses that they have no issues with the changes.

Chairman Stoddard made a motion to approve the PD-MC with staff's conditions outlined in the packet. Mr. Ellisor seconded. The motion carried 4-0.

b. PP-2023-002 Request: Preliminary Plan for Dylan Roberts Subdivision

Tax Map: 0556010100400

Location: Hellams Street

Staff presented a report on the request. Staff recommend approval of the Preliminary Plan for Dylan Roberts with the following conditions: a 5-foot sidewalk must be provided along one side of Hellams Street where road improvements are being made. As well as all comments from the subdivision advisory committee must be met prior to Final Plat approval.

Mr. Perkins says positive changes were made to the site plans. Wanted to make sure sidewalks were put on Hellams.

Mr. Baker with Grey Engineering says they are providing 41 and a half acres of open space, as well as sidewalks on one side of the street through the whole subdivision and are expecting to do it along Hellams Street. Originally approved for 316 units but reduced it by 50 units.

No one spoke in favor or opposition of the request.

The board agrees that proper changes were made. Mr. Tanner does not agree because the street is too tight for this request.

Mr. Deever made a motion to approve the Preliminary Plan for Dylan Roberts which includes the 5-foot sidewalk, as well as the comments from the subdivision advisory committee being met before Final Plat approval. Chairperson Stoddard seconded. The motion carried 3-1.

c. PP-2023-003 Request: Preliminary Plan for Fountainside Trail

Tax Map: 0354000100300, 0354000100309

Location: Speedway Drive

Staff recommends approval of the Preliminary Plan for Fountainside Trail with the following conditions: all comments from subdivision advisory committee must be met prior to Final Plat approval.

Mr. Deever verifies the amount of 165 units with Mr. Miller.

Mr. McCutchen with Red Oak Developers explains how they confirmed emergency access and sidewalks all the way down Speedway. Units reduced from 169 to 165.

No one spoke in favor or in opposition of the request.

Chairperson Stoddard explains how he likes the sidewalks and emergency access that is proposed. Chairperson Stoddard made a motion to approve the Preliminary Plan for Fountainside Trail outlining all the conditions requested by staff.

Mr. Ellisor seconded. The motion carried 4-0.

5. Adjourn

Mr. Ellisor made a motion to adjourn at 6:23 PM. Chairperson Stoddard seconded. The motion carried unanimously.



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-2023-004

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: Preliminary Plan Approval

ACREAGE: 28.94

COUNCIL WARD: 5 – Don

DEVELOPMENT NAME: Barton Hollow

DEVELOPMENT TYPE: Review District

DENSITY: 142 Units

WATER PROVIDER: Greenville Water

SEWER PROVIDER: Metro Connects

**LANDSCAPING
AND OPEN SPACE:** The Preliminary Plan 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 Plan includes a dog park, a community garden, gazebos, community gathering areas, a tot lot, a community park and a fire pit, consistent with the Final Development Plan.

ROADS AND TRAFFIC: The primary circulation within the project will be new private roads which are shown on the Preliminary Plan. 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.

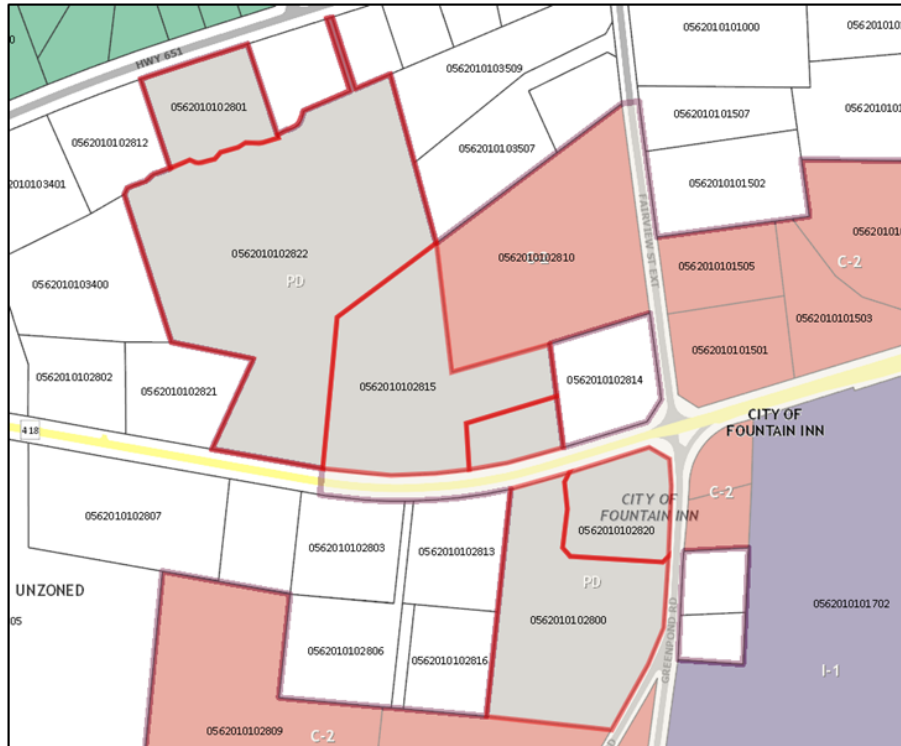
PEDESTRIAN ACCESS: The Preliminary Plan shows a sidewalk on one side of each proposed road within the development. The plan shows pedestrian access to the open space amenities.

**STAFF
RECOMMENDATION:** Staff recommends approval of the Preliminary Plan for Barton Hollow, with the following condition:

1. All comments from Subdivision Advisory Committee must be met prior to Final Plat approval.



Aerial Map



Zoning Map



CITY OF FOUNTAIN INN

SUBDIVISION /ENGINEER PRELIMINARY REVIEW APPLICATION

Development Name: Barton Hollow

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

Location: intersection of Hwy 418/Milacron Dr and Greenpond Rd and Hwy 651

Zoning: PD Total Acres: 28.4 Total Lots/Units: 142

Tax Map Number(s): 0562010102801, 0562010102815, 0562010102820, 0562010102800
0562010102823, 0562010102822

Owner Name: DRB Group South Carolina, LLC

Owner Address: 30 Patewood Dr, Ste 180, Greenville, SC 29615

Telephone Number: 864-214-7440 Email: atucker@drbgroup.com

Developer Name: Falcon Real Estate Lending, LLC

Developer Address: 7 Hindman Dr, Greenville, SC 29609

Telephone Number: 864-907-6509 Email: phillip@falconsouthcarolina.com

Engineering Firm: Ridgewater Engineering & Surveying Contact: Wesley White, PE

Firm's Address: 211 Society St, Anderson, SC 29621

Contact's Email: wesley@ridgewatereng.com Phone: 864-226-0980

Roads: Public ☐ Private: ☒ Unpaved Private: ☐ Length of Rd 4,301 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 or Wells: ☐

Sewer District: Metro Connects or Septic: ☐

Length of Sewer: 7,083 LF

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: 9-15-23

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:

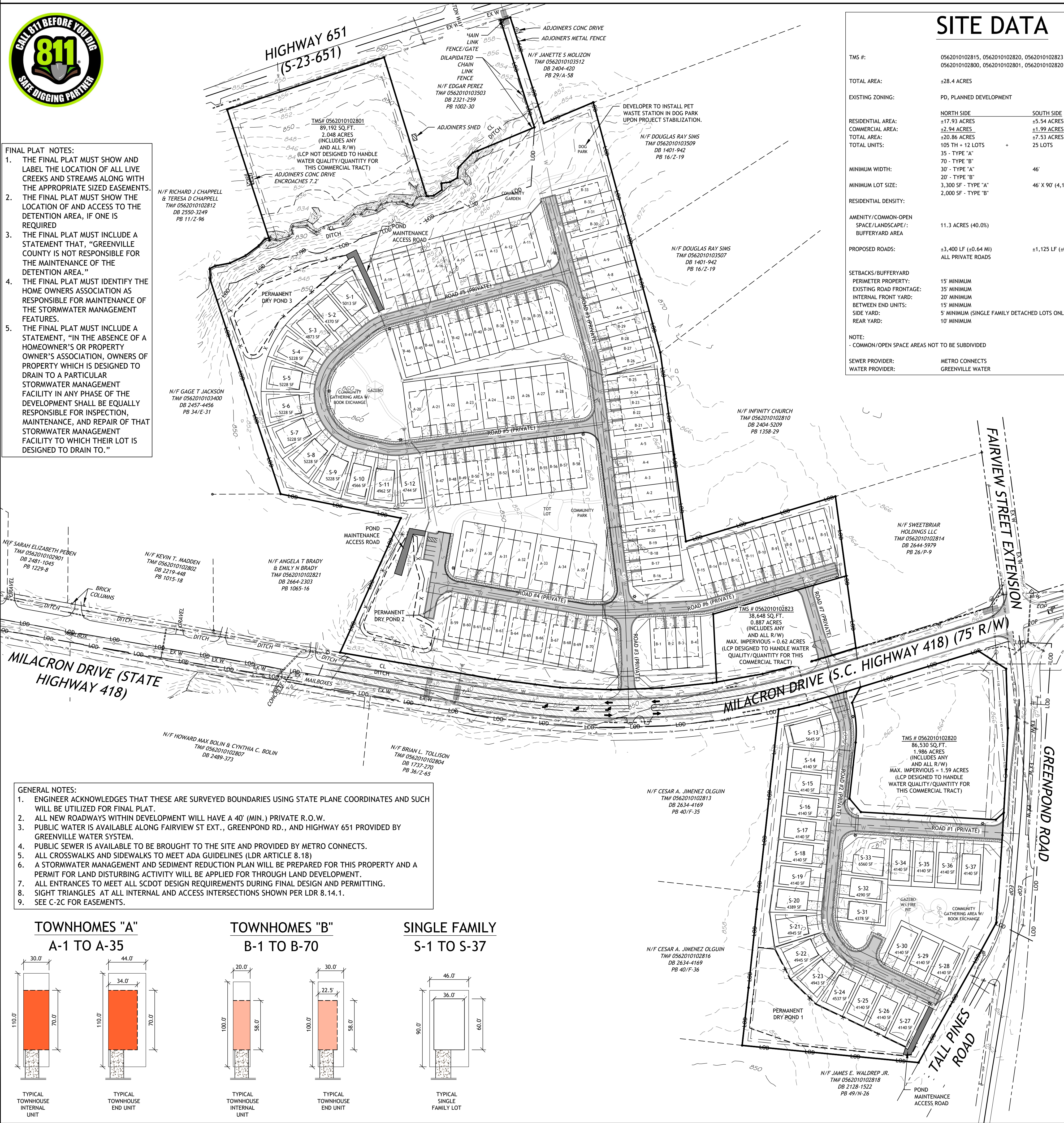
REWA:

Letter of Credit:

Encroachment Permits:



- FINAL PLAT NOTES:
1. THE FINAL PLAT MUST SHOW AND LABEL THE LOCATION OF ALL LIVE CREEKS AND STREAMS ALONG WITH THE APPROPRIATE SIZED EASEMENTS.
 2. THE FINAL PLAT MUST SHOW THE LOCATION OF AND ACCESS TO THE DETENTION AREA, IF ONE IS REQUIRED.
 3. THE FINAL PLAT MUST INCLUDE A STATEMENT THAT, "GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA."
 4. THE FINAL PLAT MUST IDENTIFY THE HOME OWNERS ASSOCIATION AS RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FEATURES.
 5. 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 REPAIR OF THAT STORMWATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN TO."



SITE DATA

TMS #:	0562010102815, 0562010102820, 0562010102823 0562010102800, 0562010102801, 0562010102820		
TOTAL AREA:	±28.4 ACRES		
EXISTING ZONING:	PD, PLANNED DEVELOPMENT		
RESIDENTIAL AREA:	NORTH SIDE	SOUTH SIDE	
COMMERCIAL AREA:	±17.93 ACRES	±5.54 ACRES	= 23.47 ACRES
TOTAL AREA:	±2.94 ACRES	±1.99 ACRES	= 4.93 ACRES
TOTAL UNITS:	105 TH + 12 LOTS	25 LOTS	= 28.4 ACRES
MINIMUM WIDTH:	35 - TYPE "A"		
MINIMUM LOT SIZE:	70 - TYPE "B"	46	
RESIDENTIAL DENSITY:	30 - TYPE "A"	46' X 90' (4,140 SF)	
AMENITY/COMMON-OPEN SPACE/LANDSCAPE/ BUFFERYARD AREA:	20' - TYPE "B"		5.0 UNITS/ACRE
PROPOSED ROADS:	2,000 SF - TYPE "B"		
SETBACKS/BUFFERYARD PERIMETER PROPERTY:	±3,400 LF (±0.64 MI)	±1,125 LF (±0.21 MI)	
EXISTING ROAD FRONTAGE:	15' MINIMUM		
INTERNAL FRONT YARD:	35' MINIMUM		
BETWEEN END UNITS:	20' MINIMUM		
SIDE YARD:	15' MINIMUM		
REAR YARD:	5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)		
SEWER PROVIDER:	10' MINIMUM		
WATER PROVIDER:	METRO CONNECTS		
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED		
	GREENVILLE WATER		

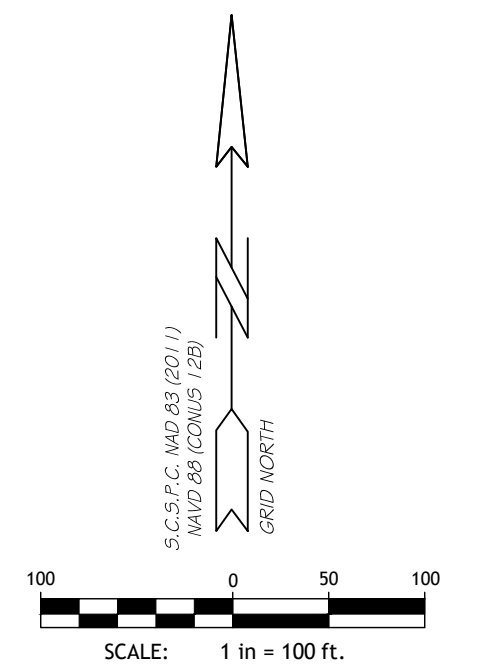
OWNER
DRB GROUP OF SOUTH CAROLINA, LLC
30 PATEWOOD DRIVE, SUITE 180
GREENVILLE, SC 29615

CIVIL ENGINEER
RIDGewater ENGINEERING & SURVEYING,
LLC PO BOX 806 ANDERSON, SC 29622
864.226.0980

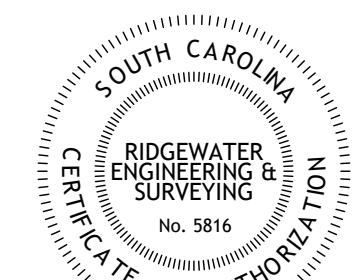
SURVEYOR
SITE DESIGN, INC. 225
ROCKY CREEK ROAD
GREENVILLE, SC 29615
864.271.0496



PO BOX 806
ANDERSON, SC 29622
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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC		
CHECKED: JWW		
JOB NUMBER: 22212		
REV #	DATE	COMMENT
0	6-29-23	RELEASE TO CLIENT
1	7-18-23	SUBMIT FOR REVIEW
2	7-31-23	UTILITIES RELEASE
3	8-09-23	REVISED PER FDP
4	9-7-23	REVISED PER COMMENTS
5	9-21-23	PRELIMINARY PLAN SUBMITTAL

SHEET

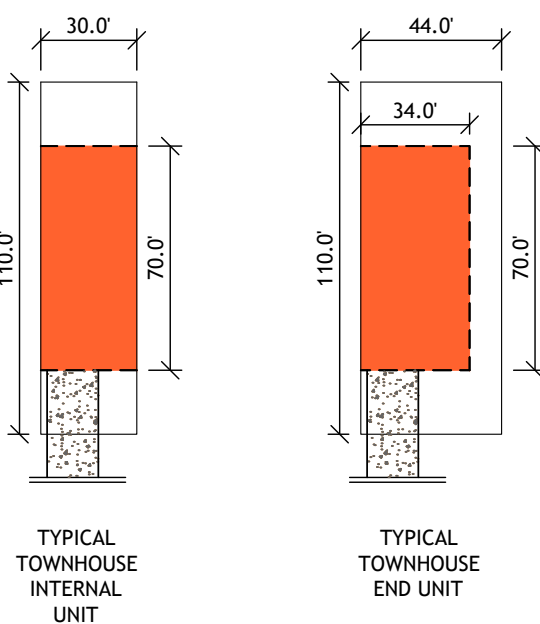
Site
Plan Overall

C - 2

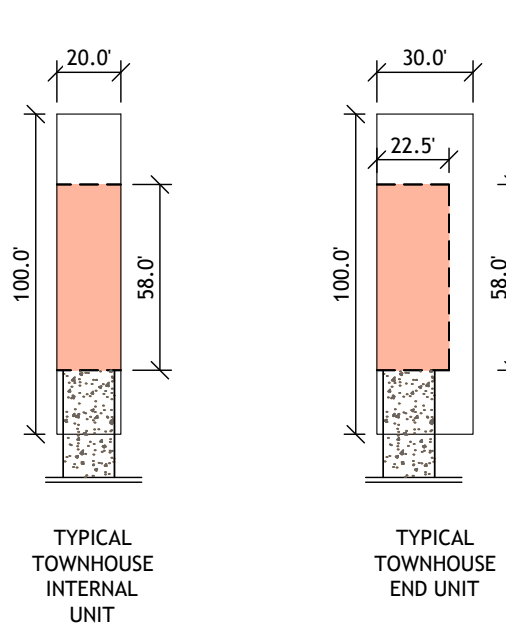
Residential	Entire Development	This Plan	Cumulative
Permitted Density	6.05UNITS/ACRE	6.05 UNITS/ACRE	6.05 UNITS/ACRE
Gross Acres	23.47	23.47	23.47
Units Allowed	142	142	142
Units Proposed	142	142	142
Non-Residential	Entire Development	This Plan	Cumulative
Gross Acres	4.93	4.93	4.93
Number of Buildings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

- GENERAL NOTES:
1. ENGINEER ACKNOWLEDGES THAT THESE ARE SURVEYED BOUNDARIES USING STATE PLANE COORDINATES AND SUCH WILL BE UTILIZED FOR FINAL PLAT.
 2. ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 40' (MIN.) PRIVATE R.O.W.
 3. PUBLIC WATER IS AVAILABLE ALONG FAIRVIEW ST EXT., GREENPOND RD., AND HIGHWAY 651 PROVIDED BY GREENVILLE WATER SYSTEM.
 4. PUBLIC SEWER IS AVAILABLE TO BE BROUGHT TO THE SITE AND PROVIDED BY METRO CONNECTS.
 5. ALL CROSSEWALKS AND SIDEWALKS TO MEET ADA GUIDELINES (LDR ARTICLE 8.18)
 6. 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.
 7. ALL ENTRANCES TO MEET ALL SCOT DESIGN REQUIREMENTS DURING FINAL DESIGN AND PERMITTING.
 8. SIGHT TRIANGLES AT ALL INTERNAL AND ACCESS INTERSECTIONS SHOWN PER LDR 8.14.1.
 9. SEE C-2C FOR EASEMENTS.

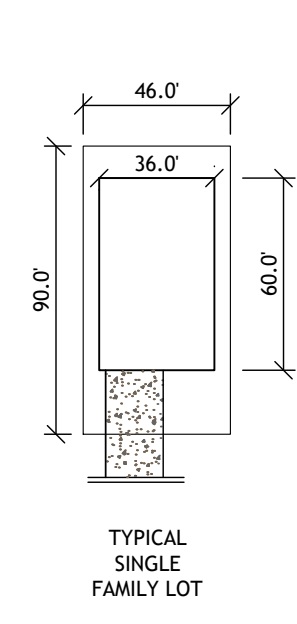
TOWNHOMES "A"



TOWNHOMES "B"



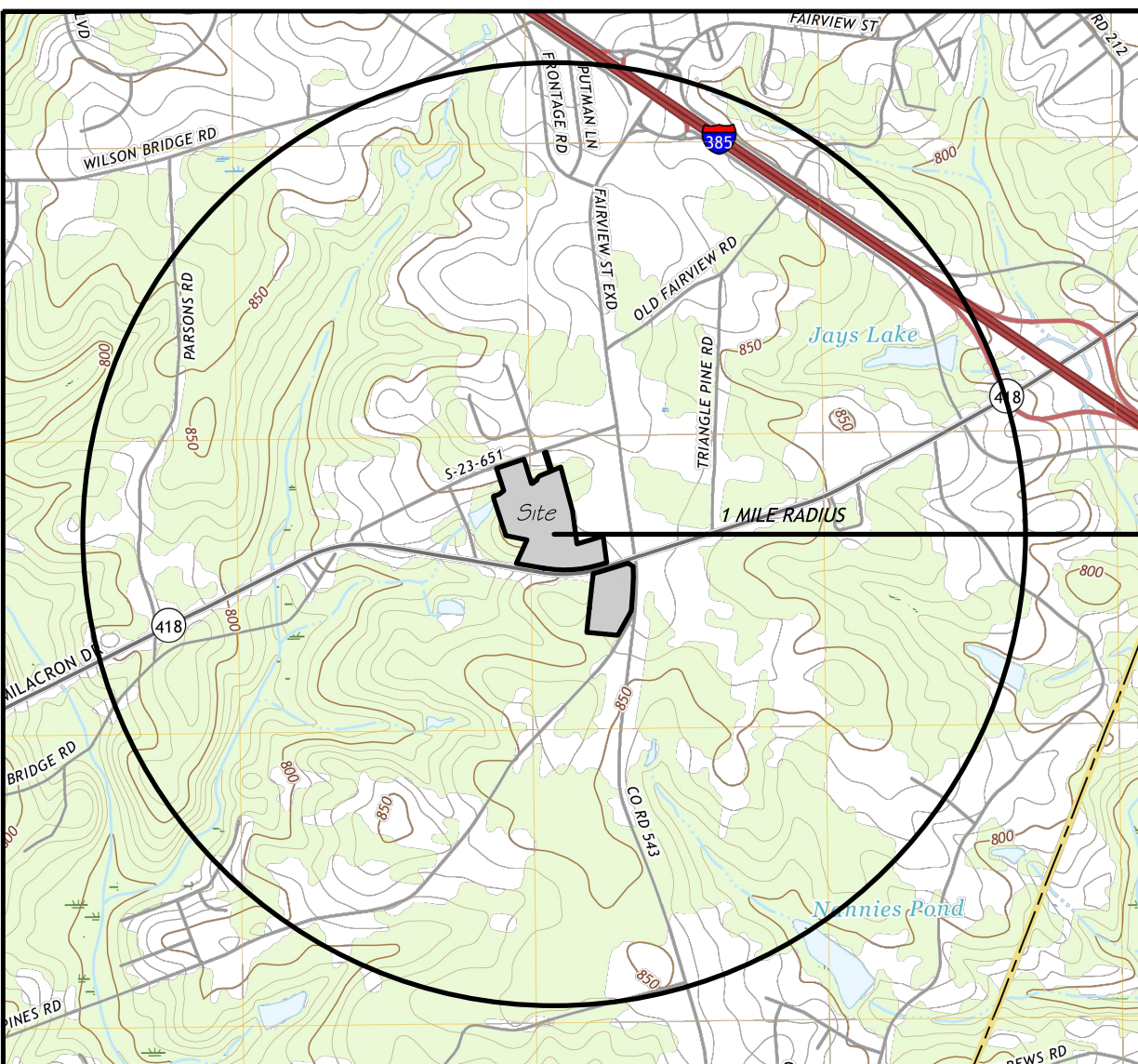
SINGLE FAMILY



SITE LEGEND

- Denotes asphalt pavement in R/W
Refer to encroachment permit
- Denotes asphalt pavement
Refer to Road Cross-Section
- Denotes concrete pavement
Refer to detail
- Denotes concrete sidewalk
Refer to detail
- Denotes Limit of Disturbance
- Traffic flow
- Edge of Pavement
- Back of Curb
- Right-of-Way
- Radius

LOCATION MAP
1" = 2000'





- 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 RADI 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.
 - 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)
 - SEE C-2C FOR EASEMENTS

- SCDOT NOTES:**
- NO LANDSCAPING OR IRRIGATION TO BE INSTALLED IN SCDOT RIGHT-OF-WAY.
- ALL MARKINGS WITHIN SCDOT R/W TO BE THERMOPLASTIC.
- REFER TO SHEET C-17 FOR ADDITIONAL NOTES.

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.

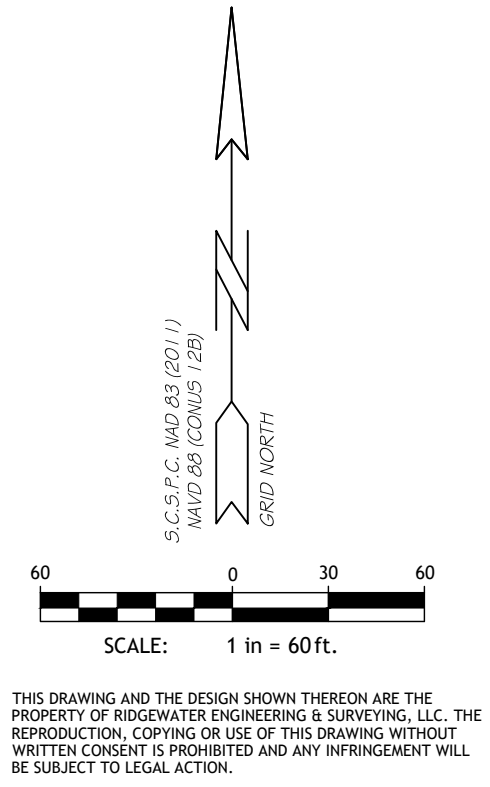
ZONING: PD (PLANNED DEVELOPMENT)

SETBACKS: 35' (EXISTING ROAD FRONTAGE)
20' (INTERNAL FRONT YARD)
10' (REAR YARD)
15' (BETWEEN END UNITS TOWNHOMES)
5' (SIDE YARD SINGLE FAMILY)

- SITE LEGEND**
- Denotes asphalt pavement in R/W Refer to encroachment permit
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 - Denotes concrete sidewalk Refer to detail
 - Denotes Pond Safety Fence
 - Denotes Limit of Disturbance
 - Denotes number of parking stalls in a row
 - Traffic flow
 - Denotes compact parking stalls
 - EOP Edge of Pavement
 - BOC Back of Curb
 - R/W Right-of-Way
 - R Radius



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

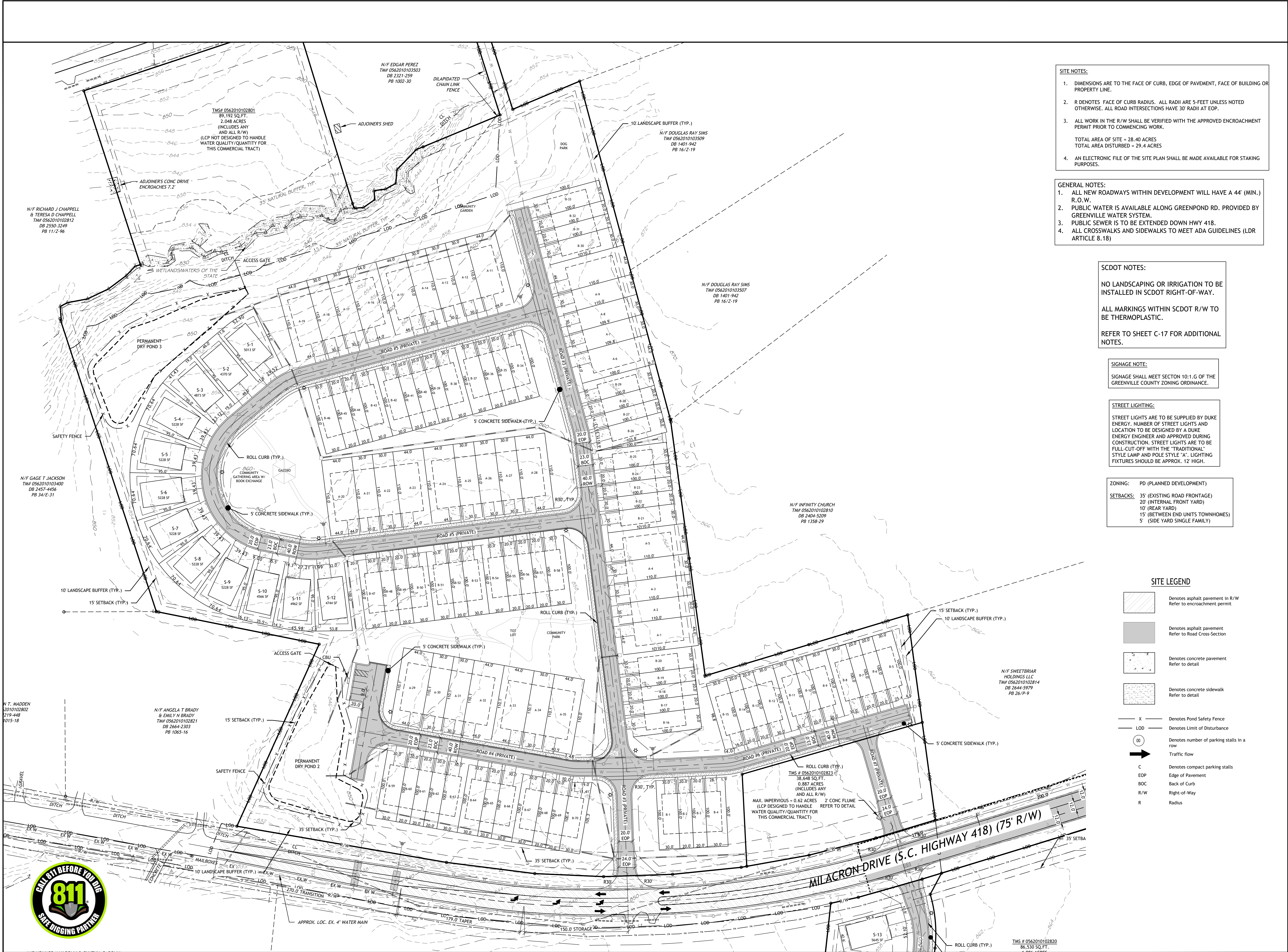
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4	9-7-23	REVISED PER COMMENTS
5	9-21-23	PRELIMINARY PLAN SUBMITTAL

SHEET

Site
Plan

C - 2A





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 2. R DENOTES FACE OF CURB RADIUS. ALL RADII ARE 5-FEET UNLESS NOTED OTHERWISE. ALL ROAD INTERSECTIONS HAVE 30' RADII AT EOP.
 3. ALL WORK IN THE R/W SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.
 4. AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.
- TOTAL AREA OF SITE = 28.40 ACRES
TOTAL AREA DISTURBED = 29.4 ACRES

- GENERAL NOTES:**
1. ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 44' (MIN.) R.O.W.
 2. PUBLIC WATER IS AVAILABLE ALONG GREENPOND RD. PROVIDED BY GREENVILLE WATER SYSTEM.
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 4. ALL CROSSWALKS AND SIDEWALKS TO MEET ADA GUIDELINES (LDR ARTICLE 8.18)

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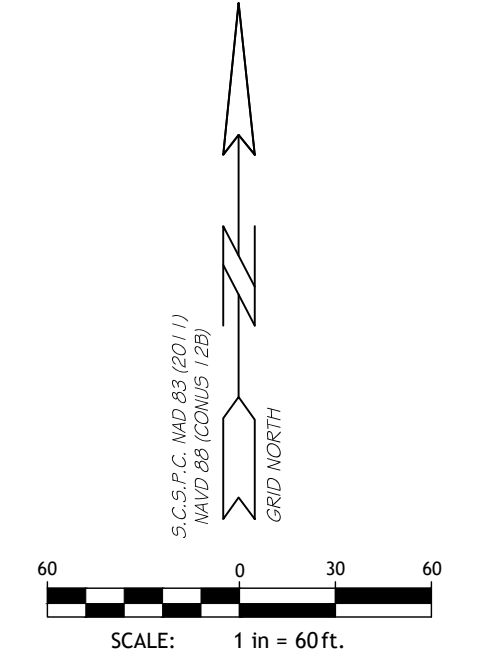
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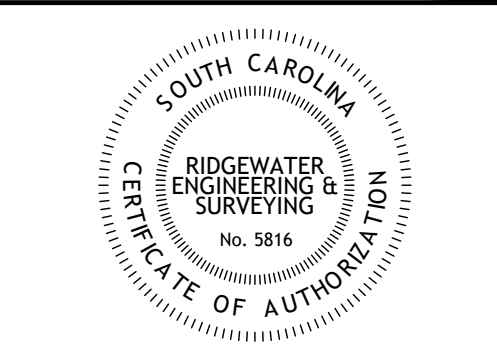
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 - Traffic flow
 - Denotes compact parking stalls
 - Edge of Pavement
 - Back of Curb
 - Right-of-Way
 - Radius



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SOUTH CAROLINA

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SHEET

Site
Plan

C - 2B





SITE LEGEND

- DENOTES SEWER EASEMENT
- DENOTES 20' DRAINAGE EASEMENT
- DENOTES 20' WATER EASEMENT

Sewer Easement Note:

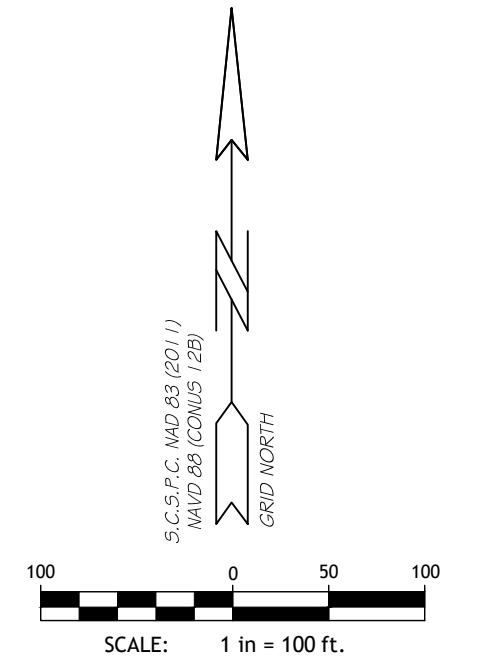
Sewer easement is entire width of private road R/W unless otherwise noted.

Easement Note:

All easements to be recorded on Final Plat.



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Barton Hollow

CITY OF FOUNTAIN INN
SOUTH CAROLINA

DRAWN BY: KOC

CHECKED: JWW

JOB NUMBER: 22212

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SHEET

Easement
Sketch

C - 2C

SITE DATA

TMS #:	0562010102815, 0562010102820 0562010102800, 0562010102801		
TOTAL AREA:	±28.94 ACRES		
EXISTING ZONING:	PD, PLANNED DEVELOPMENT		
RESIDENTIAL AREA:	NORTH SIDE ±18.24 ACRES	SOUTH SIDE ±5.71 ACRES	= 23.95 ACRES
COMMERCIAL AREA:	±2.92 ACRES	±2.07 ACRES	= 4.99 ACRES
TOTAL AREA:	±21.16 ACRES	±7.78 ACRES	= 28.94 ACRES
TOTAL UNITS:	105 TH + 12 LOTS	25 LOTS	= 142 TOTAL
MINIMUM WIDTH:	34' - TYPE "A" 71' - TYPE "B"	46'	
MINIMUM LOT SIZE:	3,300 SF - TYPE "A" 2,000 SF - TYPE "B"	46' X 90' (4,140 SF)	
RESIDENTIAL DENSITY:	5.9 UNITS/ACRE		
AMENITY/Common-Open Space/Landscape/Bufferyard Area	9.13 ACRES (50.0%)		
PROPOSED ROADS:	±3,201 LF (±0.61 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		

Residential	Entire Development	This Plan	Cumulative
Permitted Density	5.93 UNITS/ACRE	5.93 UNITS/ACRE	5.93 UNITS/ACRE
Gross Acres	23.95	23.95	23.95
Units Allowed	142	142	142
Units Proposed	142	142	142
Non-Residential	Entire Development	This Plan	Cumulative
Gross Acres	4.99	4.99	4.99
Number of Buildings	TBD	TBD	TBD
Gross Square Feet	TBD	TBD	TBD

Greenville Water - Water is not available. Main extension required.

SCDT - Standard review comments. A TIS will be required for the master development. Commercial Areas "A" and "B" shall have internal access only (no direct driveway access). Road # 1 does not appear to meet spacing so the design may need to be revised. ADPE, jsc 4/14/23

a.Access: SC-418 & Greenpond Rd – State (SCDOT) Fi roads / state access – NO COMMENTS

- Located within the Reedy River Watershed; therefore, the TP standard applies
- Downstream Analysis will be as it leaves the site at the natural low spots and the 10% watershed point downstream or the down to the highway 418, whichever comes first
- The Commercial Development portions of the existing parcels are part of the Larger Common Plan and must be taken into consideration when preparing this SWPPP
- Commercial Area A & B needs to estimate for the highest CN value and ensuring safe passage of the 100-year storm event through the site so that no proposed homes are negatively impacted
- Safely convey through the site stormwater runoff from tax parcels, 0562010103503, 0562010103507, 0562010103508, 0562010103509, 0562010103510, 0562010103511, 0562010103512, 0562010103513, 0562010103514, 0562010103515, 0562010103516, 0562010103517, 0562010103518, 0562010103519, 0562010103520, 0562010103521, 0562010103522, 0562010103523, 0562010103524, 0562010103525, 0562010103526, 0562010103527, 0562010103528, 0562010103529, 0562010103530, 0562010103531, 0562010103532, 0562010103533, 0562010103534, 0562010103535, 0562010103536, 0562010103537, 0562010103538, 0562010103539, 0562010103540, 0562010103541, 0562010103542, 0562010103543, 0562010103544, 0562010103545, 0562010103546, 0562010103547, 0562010103548, 0562010103549, 0562010103550, 0562010103551, 0562010103552, 0562010103553, 0562010103554, 0562010103555, 0562010103556, 0562010103557, 0562010103558, 0562010103559, 0562010103560, 0562010103561, 0562010103562, 0562010103563, 0562010103564, 0562010103565, 0562010103566, 0562010103567, 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PP-2023-045 Barton Hollow - SAC Markup.pdf Markup Summary

Text Box (9)

Subject: Text Box
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: Michele Perdue-E911
Date: 4/11/2023 11:32:12 AM
Status:
Color: ■
Layer:
Space:

Subject: Text Box
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: Judy Wortkoetter - GVL County Land Development
Date: 4/11/2023 2:03:36 PM
Status:
Color: ■
Layer:
Space:

ALL COMMENTS ARE CURRENTLY BEING
ADDRESSED WITH THE GCLDD AND
INCORPORATED INTO THE FINAL DESIGN
APPROVAL DOCUMENTS

- Located within the Reedy River Watershed; therefore, the TP standard applies
- Downstream Analysis will be as it leaves the site at the natural low spots and the 10% watershed point downstream or the down gradient site of Highway 418, whichever comes first
- The Commercial Development portions of the existing parcels are part of the Larger Common Plan and must be taken into consideration when preparing this SWPPP
- Commercial Area A & B needs to estimate for the highest CN value and ensuring safe passage of the 100-year storm event through the site so that no proposed homes are negatively impacted
- Safely convey through the site stormwater runoff from tax parcels, 0562010103503, 0562010103507 & 0562010102801
- Ensure that there is no increase in runoff to tax parcels 0562010102821, 0562010103400, 0562010102813 & 0562010102818
- The dog park must protect the adjoining stream from nutrient runoff impacts, including placing a poop station on site
- 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.



Subject: Text Box
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: Judy Wortkoetter - GVL County Land Development
Date: 4/11/2023 2:04:00 PM
Status:
Color: ■
Layer:
Space:

- 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 repair of that stormwater management facility to which their lot is designed to drain to."

A REFERENCE TO THESE NOTES BEING PLACED ON THE FINAL PLAT HAS BEEN NOTED ON THE PRELIMINARY PLAN



Subject: Text Box
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: Skip Limbaker - Greenville County Schools
Date: 4/11/2023 4:12:59 PM
Status:
Color: ■ **NOTED**
Layer:
Space:

Current assignments (subject to change): Bryson Elementary, Bryson Middle, Hillcrest High
Sidewalks provided - City of Fountain Inn
Note: Residential development can impact schools serving the development. Based on average student generation yields the proposed development at full buildout may generate approximately 35 students.



Subject: Text Box
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: Martin
Date: 4/11/2023 4:20:08 PM
Status:
Color: ■ **DESIGN AND REVIEW CURRENTLY UNDER WAY WITH METROCONNECTS**
Layer:
Space:

METROCONNECTS COMMENT:

PROPERTY IS PARTIALLY WITHIN FOUNTAIN INN SERVICE AREA AND PARTIALLY WITHIN METRO SEWER SERVICE AREA.

METRO HAS APPROVED SEWER CAPACITY FOR THE ENTIRE DEVELOPMENT.



Subject: Text Box
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: SUBDIVISION ADMIN
Date: 4/11/2023 4:23:59 PM
Status:
Color: ■ **DESIGN AND REVIEW CURRENTLY UNDER WAY WITH GREENVILLE WATER**
Layer:
Space:

Greenville Water - Water is not available. Main extension required.

No Comment

Subject: Text Box
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: Suzanne Terry - GC Planning
Date: 4/13/2023 11:07:45 AM
Status:
Color: ■ **NOTED**
Layer:
Space:

No Comment



Subject: Text Box
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: SCDOT-Jason Cisson
Date: 4/14/2023 1:05:23 PM
Status:
Color: ■ **TIS HAS BEEN COMPLETED AND APPROVED**
Layer: **BY SCDOT. DESIGN AND REVIEW CURRENTLY**
Space: **UNDER WAY WITH SCDOT**

SCDT - Standard review comments. A TIS will be required for the master development. Commercial Areas "A" and "B" shall have internal access only (no direct driveway access). Road # 1 does not appear to meet spacing so the design may need to be revised. ADPE, jsc 4/14/23



Subject: Text Box
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: Kurt Walters – Greenville County Traffic Engineer
Date: 4/17/2023 4:15:38 PM
Status:
Color: ■ **NOTED**
Layer:
Space:

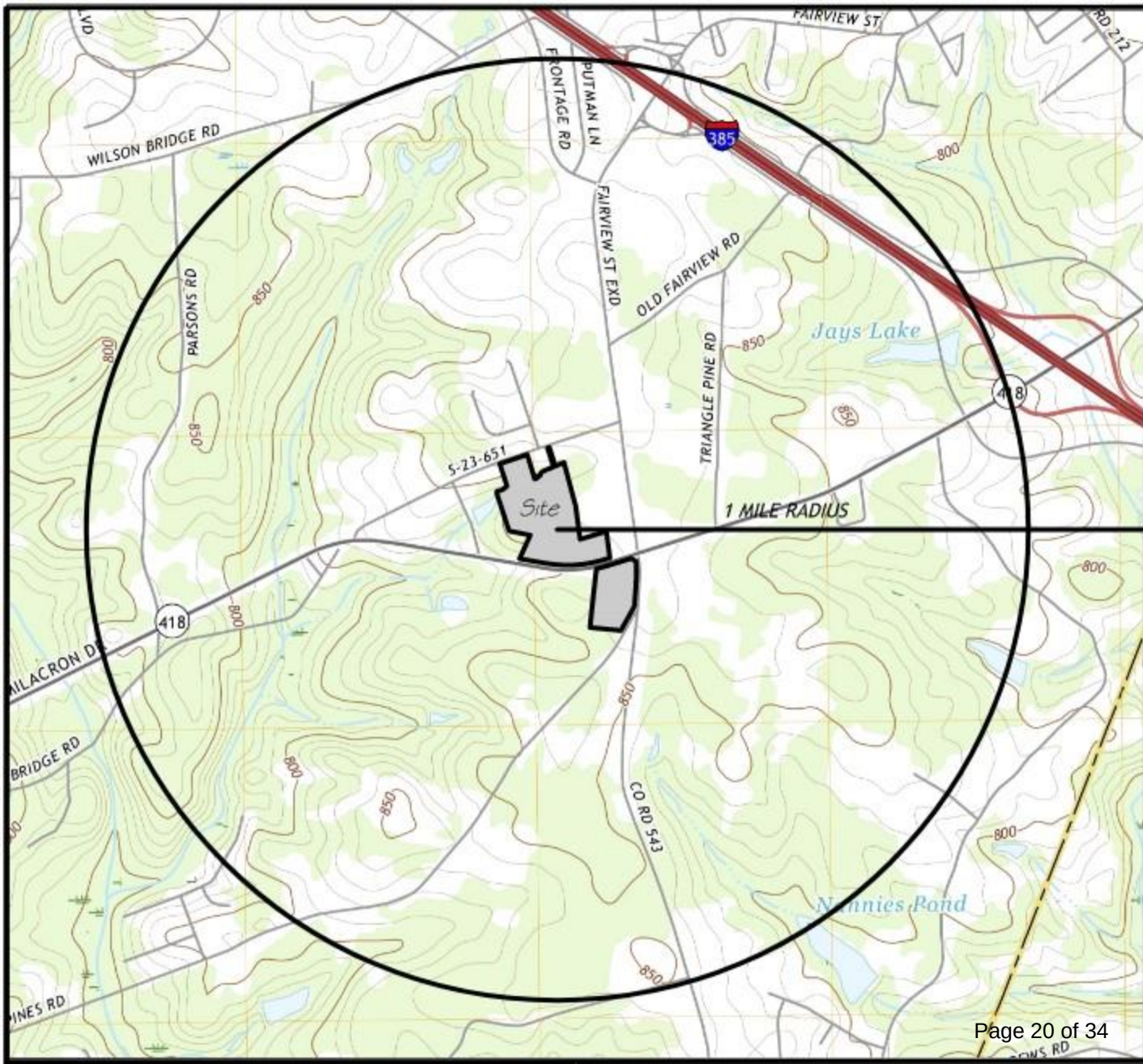
a.Access: SC-418 & Greenpond Rd – State (SCDOT)
FI roads / state access – NO COMMENTS

Typewritten Text (1)



Subject: Typewritten Text
Page Label: [1] Prel Plat-Sktech-Master Plan
Author: Kim V - ReWa
Date: 4/13/2023 2:22:06 PM
Status:
Color: ■ **NOTED**
Layer:
Space:

ReWa has approved the preliminary capacity request.





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-2023-013

APPLICANT: Logan McCraw for Dobson Rentals LLC

PROPERTY LOCATION: 407 North Main Street

PIN/TMS#(s): 0344000200600

EXISTING ZONING: R-15, Residential District

REQUESTED ZONING: POD, Planned Office District

PROPOSED LAND USE: Medical Office (Veterinary)

ACREAGE: 0.43

COUNCIL WARD: 6 - Blackstone

EXISTING LAND USE: Vacant - Medical Office

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	Single-Family Residential
East	R-15, POD	Single-Family Residential, Office
South	R-15	Single-Family Residential
West	R-15	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: City of Fountain Inn

**Fountain Inn Master
Plan CONFORMANCE:**

The subject property is part of the Fountain Inn Master Plan, where it is designated as *Medium-Low Density Residential*. **Please refer to the Future Land Use Map at the end of the document. **

ROADS AND TRAFFIC:

The property is located on the corner of North main Street and Craig Street. North Main Street is a four-lane State-maintained arterial road. Craig Street is a two-lane State-maintained local road. The parcel has approximately 122 feet of frontage along North Main Street and approximately 170 feet of frontage on Craig Street. There are sidewalks along both street frontages.

Location of Traffic Count	Distance to Site	2017	2019	2021
North Main Street	3,136' NW	8,900	9,900 +10%	10,300 +3.88%

**CULTURAL AND
ENVIRONMENTAL:**

No floodplain is present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Fountain Inn Elementary and Fountain Inn High School.

CONCLUSION:

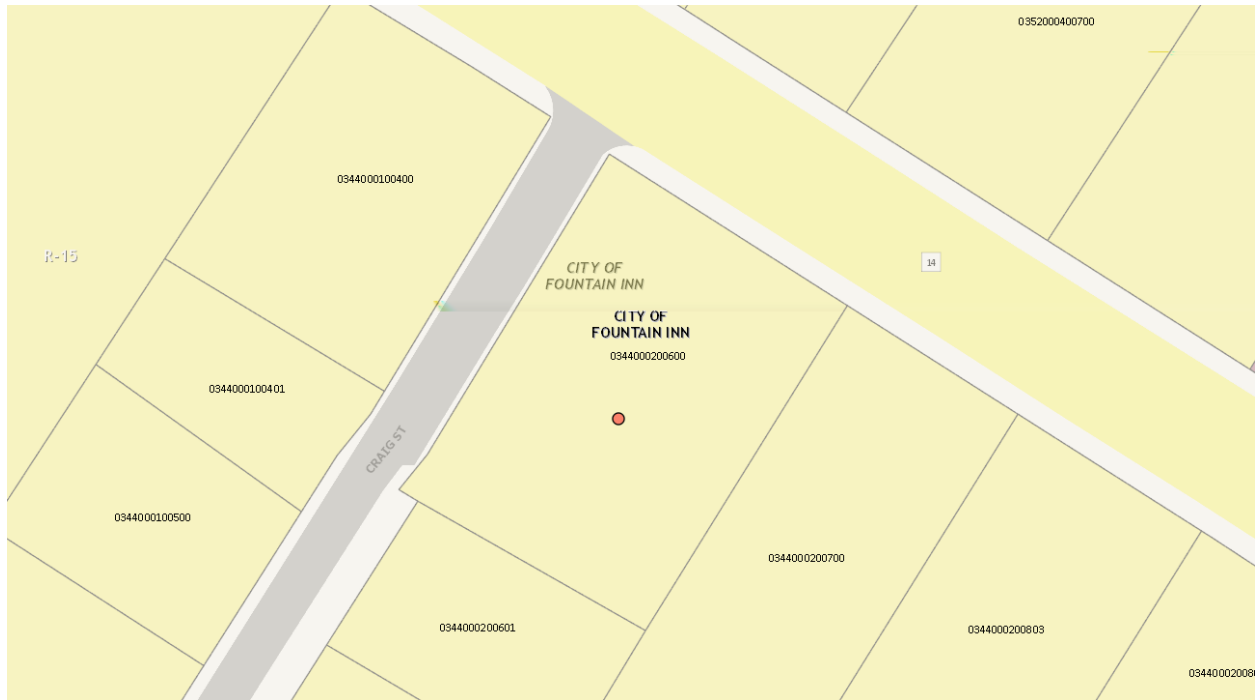
The subject parcel, zoned R-15, Residential District is located along North Main Street, a two-lane State-maintained arterial road. The Fountain Inn Master Plan designated the parcel as *Medium- Low Density Residential*. Although the Master Plan does not identify medical office as a use for this property, the site was occupied as a medical office for many years before becoming vacant the past several years. The request is to rezone to POD, Planned Office District, a district that would allow the continuance of the prior use of the medical office. The subject parcel is located near two other parcels zoned POD. The applicant is proposing upgrades to the site to include parking, landscaping, and lighting. Staff is of the opinion that a successful rezoning to POD, Planned Office District, is consistent with the current site configuration, and surrounding physical environment.

STAFF**RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to POD Planned Office District.

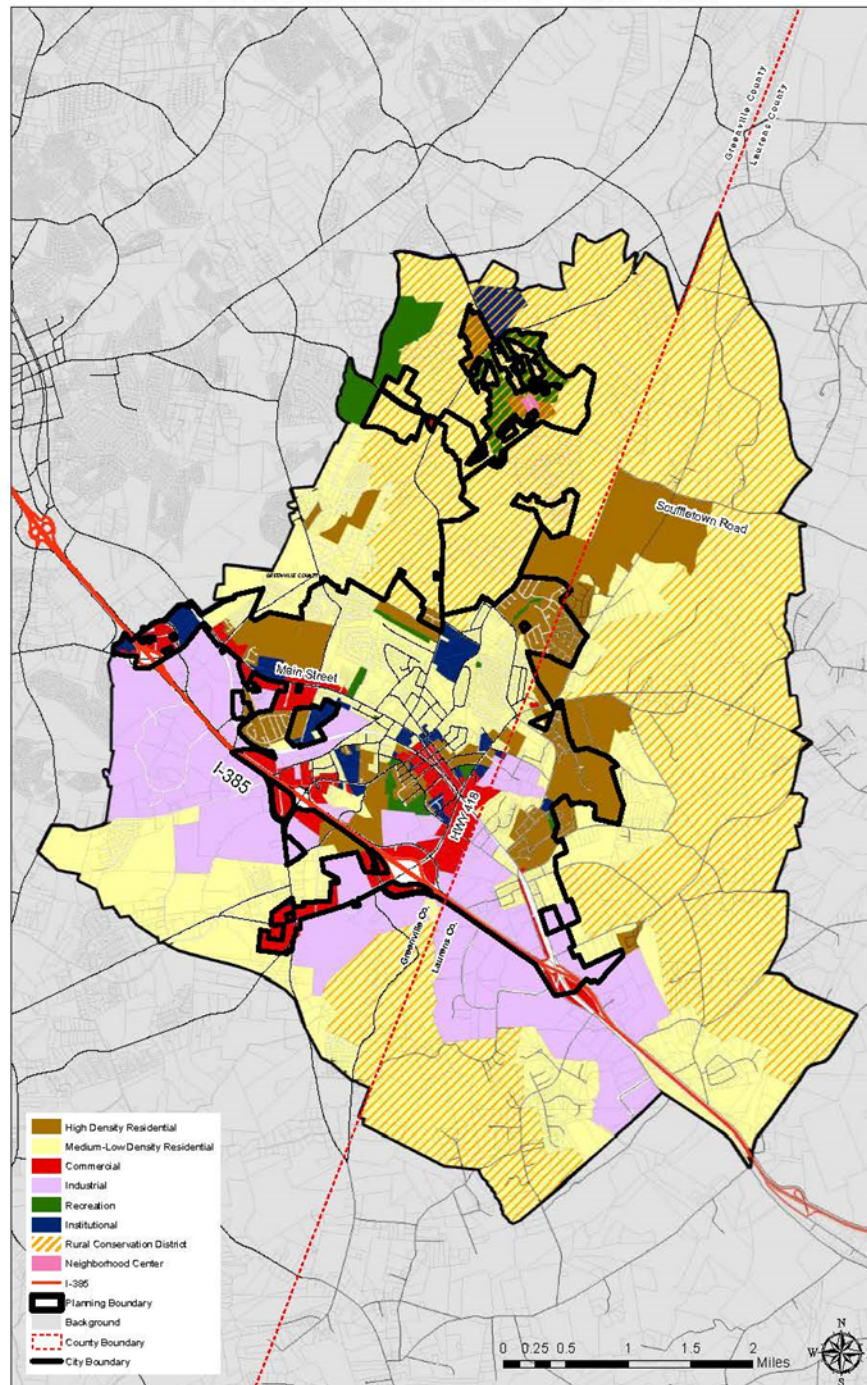


Aerial Photography



Zoning Map

Fountain Inn Future Land Use



Fountain Inn Master Plan, Future Land Use Map



FOUNTAIN INN

est 1886

CITY OF FOUNTAIN INN APPLICATION FOR REZONING

Owner Allison Dobson

1. I (We) Allison Dobson / Logan McCraw Agent N/A

2. Of 125 Club Drive
Address
Simpsonville, SC, 29681, 864-270-1275
City State Zip Telephone

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

3. By varying from R-15 to Planned Office District

4. the property located at 407 N Main St.

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

North Main + Craig Street

5. containing 0.47 acres more or less and being lot(s) 407, block 400
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 _____ is attached hereto. (call 862-7233)

10. Signatures of owner(s) Allison B. Dobson

By _____ Agent

125 Club Drive, Simp. SC
Address

864-270-1275

Telephone

29681

APPLICATION FEES ARE NON-REFUNDABLE AND NON-TRANSFERABLE

Proposed Development of 407 N. Main St

About us

- Dr. Logan McCraw, DVM and Samantha McCraw together we own and operate McCraw Veterinary Medicine L.L.C.
- The McCraw family comes from a rich history of business owners and community servants here in Fountain Inn. Starting with my great grandfather, Arthur Edwin Green, who ran a service station after serving in the U.S. Army. Ed Green was also the mayor of Fountain Inn from 1950 - 1960. Continuing with Deaver Dayton McCraw who was the pastor of Fountain Inn First Baptist Church for 21 years. Furthermore, my grandfather Joe McCraw followed suit with a NAPA auto parts store and service center on the corner where CVS currently sits. He was followed by my father and uncle who brought Burdette's Hardware to Fountain Inn in 1991. This location is currently owned and operated by my brother and his wife, Connor and Dusti McCraw. Last, but not least my cousin Hayley Dye, previously Hayley McCraw now owns Cakes to Dye For here in Fountain Inn.

The Site

- The location we intend to rezone is 407 N. Main Street. This property is currently vacant and has been since 2017. Prior to this vacancy the property was the medical office of Dr. Maynard William Bland. Dr. Bland was a general practitioner who served the residents of Fountain Inn for many years until his passing in 2017.

The Plan

- Our intention is to rezone this property as Planned Office District (POD), in order to bring a Veterinary Medical Office to Fountain Inn. We believe this zoning classification is beneficial for the surrounding residents and should allow for this medical clinic to be revitalized and begin serving the needs of residents once again, but in a different capacity.
- The Current acceptable uses listed under POD include
 - Banks or similar financial institutes
 - Business incubator centers
 - Care Facilities
 - Child/adult
 - Day care
 - Nursing care
 - Dwelling
 - Gunsmith
 - Medical Clinic
 - Offices
 - Business
 - Medical

- Charitable
- Special Exceptions include
 - Government facilities and operations
 - Civil facilities
 - Home occupation
 - Post office
 - Recreation - community area, public or private
- Based on the list of permitted uses, veterinary medicine should be classified under medical clinic / medical office. There is no current definition of medical clinic / medical office that excludes veterinary medicine and with good reason. Veterinary medicine at its core functions as a branch of the public health system. Veterinary medicine helps prevent the spread of disease from animals to humans ranging from viral to parasitic and beyond. A visit to the vet is structured in the same way as a visit to the doctor; reception greets you, a nurse brings you and the patient into a private exam room and collects baseline vitals, the doctor comes in to discuss the medical problem, a treatment plan is designed and follow up visits are scheduled as needed.
- At this office there would be no boarding of patients, Hospitalizations will be limited to business hour stays for outpatient surgical procedures and minor outpatient procedures. Patients requiring 24 hour hospitalization will be stabilized and referred to a tertiary facility better equipped for their care.
- This medical office will operate during business hours only Monday - Friday, 8 am - 5 pm.
- This zoning classification would allow us to update the current site to meet code requirements, with very little change to the aesthetic look of main street.
- This zoning classification is also beneficial for the residential area surrounding the property because it lays out specific uses for the property all of which would hold reasonable business hours. As opposed to C2 or S1 which both carry a vast array of business that can be conducted under those zoning classification, some of which are not appropriate for the site's location.

Zoning Requirements

- The existing site provides an excellent canvas for meeting Planned Office District standards. The changes needed to meet POD requirements would not drastically alter the aesthetic of Main Street, only enhance it.
- Parking
 - We will update the current parking and meet all parking requirements as the existing site allows.
- Signage
 - All requirements will be met as the plans for the signs will be professionally drawn/installed and will be approved by the city prior to installation.
- Landscaping
 - Screening between residential properties and the current location will be drawn up, approved and installed as appropriate based on POD guidelines.

- Appropriate walkways from parking to front entrance will be installed and landscaped in accordance to POD guidelines.
- Trash Pick up: A dumpster will be installed but not be visible to the public eye in accordance with POD guidelines to maintain the aesthetic of Main Street.
- Lighting
 - The current site will allow for wall mounted cut-off lighting that will face down on the parking lot only as listed current POD guidelines as to not disturb surrounding residential properties.

Rationale

- The reasoning behind bringing a second veterinary office to Fountain Inn is two fold. The main reason is due to the massive demand for veterinary medicine from local residents. As we have all seen, there has been an explosion of growth in Fountain Inn and with the influx of residents and pets an apparent need in infrastructure has been revealed. Currently, Fountain Inn has one veterinary clinic, who does a great job serving the residents to the best of their ability. Unfortunately they are unable to fully meet the demand, due to sheer volume of patients. Many patients are being referred to facilities in Mauldin and Greenville for services because current bookings are 4-6 weeks out. By starting a second clinic in Fountain Inn we can provide these services locally rather than referring to neighboring cities. The second reason is one that is important to my family and I. We could easily find a location in a neighboring city and start this veterinary clinic elsewhere, but Fountain Inn is home to us. We have a deep history in this city with multiple generations serving in Fountain Inn and having the opportunity to provide a critical service in Fountain Inn has been a lifelong goal.

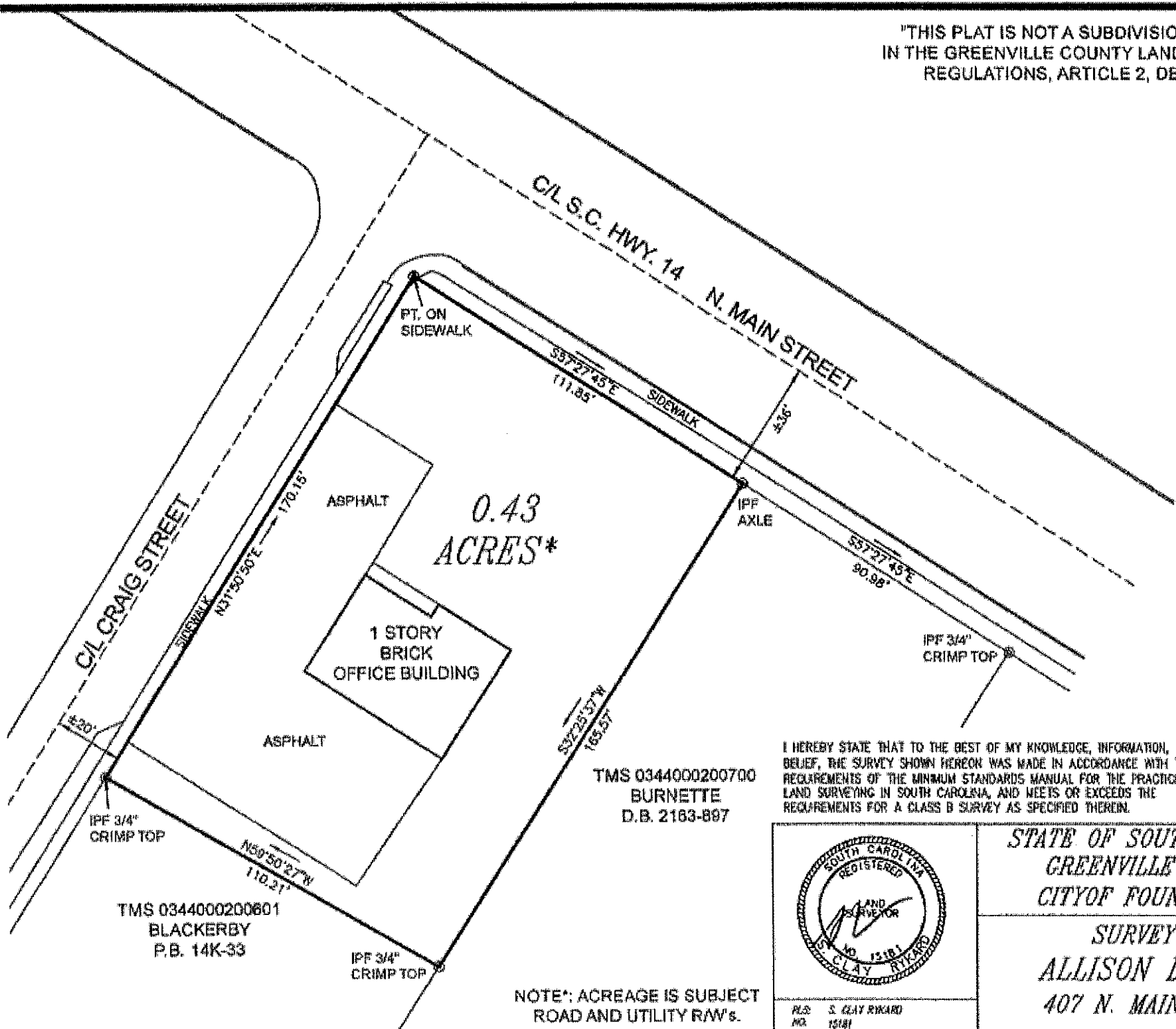
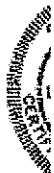








"THIS PLAT IS NOT A SUBDIVISION AS DEFINED
IN THE GREENVILLE COUNTY LAND DEVELOPMENT
REGULATIONS, ARTICLE 2, DEFINITIONS."

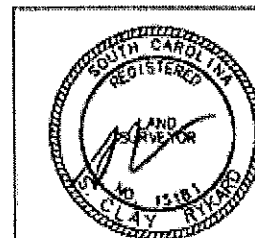


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN.

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

TMS 0344000200700
BURNETTE
D.B. 2163-897

TMS 0344000200601
BLACKERBY
P.B. 14K-33



PLS. S. CLAY RYKARD
NO. 15181

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF FOUNTAIN INN

SURVEY FOR
ALLISON DOBSON
407 N. MAIN STREET

RYKARD
LAND S.
P.
LAUREL
(26)
2016

REF. PLAT BOOK
REF. FIELD BOOK
TAX MAP
PARTY CHECK
DRAWN
DATE
DWG. NO.

NOTE*: ACREAGE IS SUBJECT
ROAD AND UTILITY R/W's.