



AGENDA

**Regular Planning Commission Meeting
Thursday, January 25, 2024 6:00 PM
300 Wall Street, Fountain Inn, South Carolina**

1. Call to Order
2. Approval of Minutes
 - a. Minutes from the Planning Commission Meeting December 7, 2023
3. Hearing Procedures/Regulations
4. New Business
 - a. AXZ-2024-01
Request: Annexation and Rezoning
Tax Map: 0555030101003
Location: 1344 Jones Mill Road
 - b. PZ-2024-01
Request: Major Change to Existing Planned Development
Tax Map: 0345000100600, 0345000100602
Location: Fairview Street and Diamond Tip Boulevard
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

Regular Planning Commission Meeting

Thursday, December 7, 2023 6:00 PM

300 Wall Street, Fountain Inn, South Carolina

1. Call to Order

Chairperson Erik Stoddard, Matt Waschkowski, Chris Ellisor, Nelson Deever, and Walt Tanner were all in attendance at 6:00PM.

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

2. Approval of Minutes

a. Minutes from the Planning Commission Meeting-November 2, 2023

Mr. Tanner made a motion to approve the minutes of the November 2nd meeting. Mr. Ellisor seconded. The motion carried 5-0.

3. Hearing Procedures/Regulations

4. New Business

a. PZ-2023-015

Request: Amendment to update the City of Fountain Inn Master Plan 2017 to the City of Fountain Inn INNvision Comprehensive Plan 2023

Tax Map: N/A

Location: All

Staff presented the case. Mr. Patrowski provided a brief overview of the proposed Comprehensive Plan.

No one spoke in favor or opposition of the request.

The board discusses that they were familiar with the plan and were in support.

Mr. Waschkowski made a motion to approve the amendment to update the City of Fountain Inn Master Plan 2017 to the City of Fountain Inn INNvision Comprehensive Plan 2023. Mr. Deever seconded. The motion carried 5-0.

5. Adjourn

Mr. Waschkowski made a motion to adjourn at 6:18PM. The motion carried unanimously.



Dear Mayor McLeer and City Administrator Shawn Bell,

The Fountain Inn Museum respectfully presents this letter to formally request the annexation of 8.22 acres situated off Jones Mill Road. This specific parcel of land, identified by its Tax Map Number (TMS) 0555030101003 and documented in Plat Book 1360 on page 0082 (attached for your reference), holds significant promise for the betterment of our community. After thorough reflection and a comprehensive assessment of the benefits associated with integration into the Fountain Inn community, we maintain a strong belief that this annexation serves the best interests of all stakeholders.

Our vision for the utilization of this land encompasses a wide array of functions, including but not confined to the potential for agricultural activities, the establishment of a "nature park" focused on the preservation of natural habitats, and the facilitation of educational opportunities. In pursuit of this educational initiative, we intend to create an outdoor classroom and embark on the restoration of the Historic Jones Mill, a cherished element of our local heritage. Additionally, we envision an immersive experience for visitors, where they can connect with the natural surroundings via an interconnected network of walking trails, complete with carefully designed bridges spanning Durbin Creek. To elevate the visitor experience, our plan includes the incorporation of informative displays and picnic shelters. Importantly, these developments have been meticulously designed to align with the rural character that defines the surrounding area. To ensure convenience and comfort, we have also incorporated essential amenities such as restrooms and parking facilities into our proposal.

We have already consulted with the affected property owners, and they are fully supportive of this annexation request. We understand that the annexation process requires careful consideration, review, and approval by the appropriate authorities. We kindly request that you initiate the necessary steps to evaluate our annexation request. We are prepared to provide any additional documentation, attend public meetings, or participate in any public hearings to further support our case.

We are confident that this annexation aligns seamlessly with the long-term vision and objectives of the City of Fountain Inn. It is our earnest belief that this annexation will make a substantial contribution to the city's continued growth and prosperity. We sincerely appreciate your time, consideration, and unwavering dedication to serving the community of Fountain Inn. Please be assured that we are at your complete disposal for any further information or inquiries regarding our request.

Thank you for your attention to this matter, and we eagerly anticipate a positive outcome.

Sincerely,

Charles E. Gray

Chairman, Jones Mill Committee
Fountain Inn Museum, Board Member

102 Depot Street, Fountain Inn SC 29644
(864) 862-2586 ext. 24 www.FountainInnMuseum.org



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: AXZ-2024-01

APPLICANT: Charles E. Gray for Fountain Inn Museum, INC

PROPERTY LOCATION: 1344 Jones Mill Road

PIN/TMS#(s): 0555030101003

EXISTING ZONING: R-S, Residential Suburban (Greenville County)

REQUESTED ZONING: R-7.5, Residential

PROPOSED LAND USE: Recreation

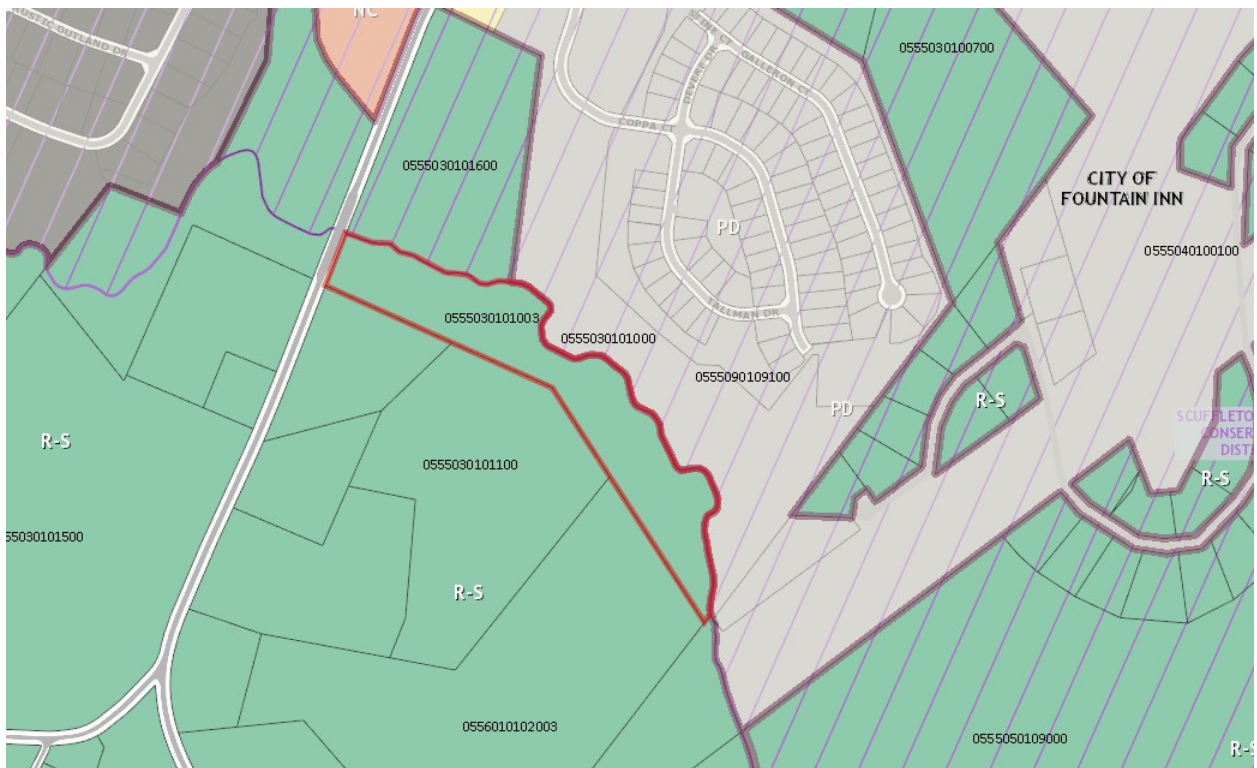
ACREAGE: 8.22

COUNCIL WARD: 4 – Phil Clemmer

EXISTING LAND USE:	Residential Vacant
REQUEST:	The City of Fountain Inn received a signed petition requesting annexation into the city pursuant to the South Carolina Code of Laws Section 5-3-10. The owner requested this parcel be annexed into the City of Fountain Inn and rezoned from R-S, Residential Suburban in Greenville County to R-7.5, Residential. The applicant intends to use the site for public recreation.
FOUNTAIN INN MASTER PLAN CONFORMANCE:	The subject property is part of the proposed <u>INNvision Fountain Inn Master Plan</u>, where it is identified as <i>Low to Medium Density Residential</i>. Typical densities in this designation would be less than 4 dwelling units per acre. The property is also in the Conservation Design Overlay. The overlay contains environmentally sensitive areas where development should be designed to preserve key natural resources.
PLANNING COMMISSION FUNCTION:	It is the function and duty of the Fountain Inn Planning Commission to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
STAFF RECOMMENDATION:	Staff finds this request to be consistent with the continuing vision for the area. Staff believes an approval would have no negative impact on the public health, safety, or welfare of the surrounding area. Staff recommends approval of the requested annexation and rezoning to R-7.5, Residential District.

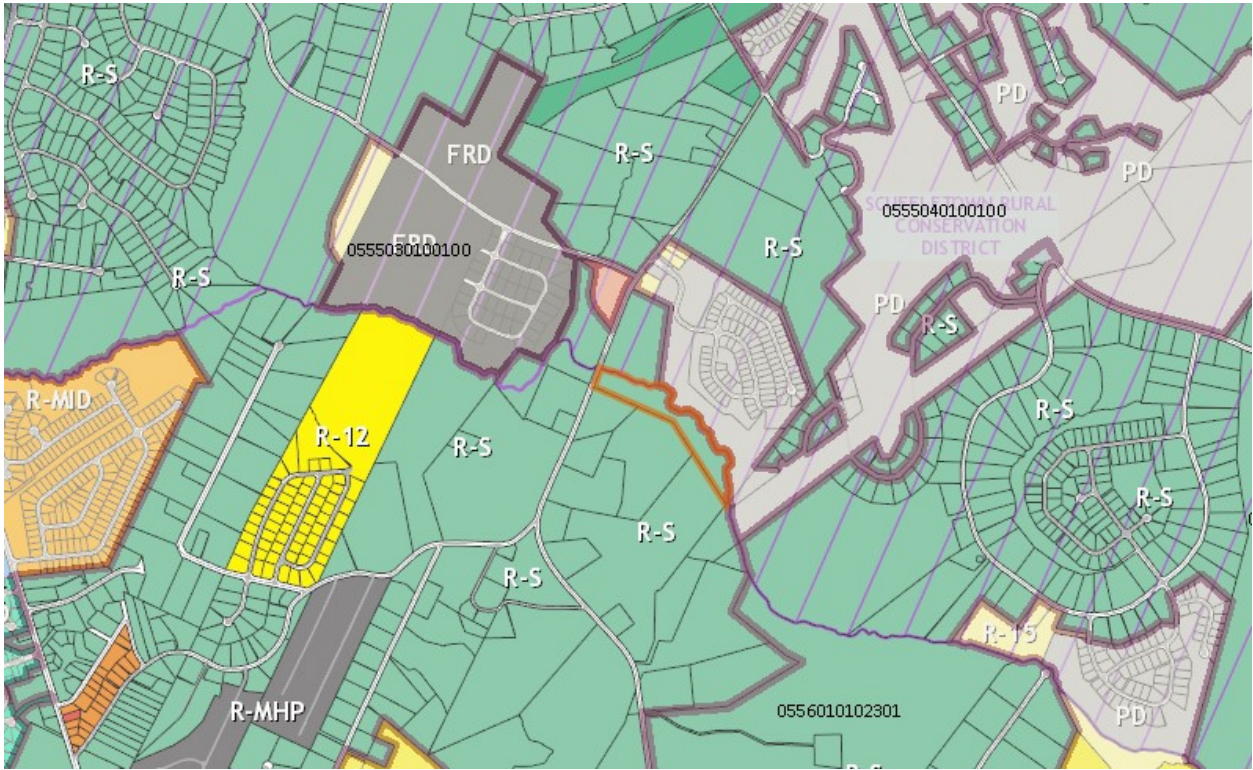


Aerial Photography



Zoning Map

Vicinity Map



DAVIS & FLOYD

SINCE 1954

December 20, 2023

Dean Miller
Planning and Development Manager
City of Fountain Inn

Re: Woodside Village Preliminary PD Response
D&F Job Number: 4217200

Mr. Miller,

We are writing to communicate the changes shown in the recently submitted preliminary PD package for Woodside Village. This site had previously been approved in a PD submittal but 2 layout issues have caused revisions and the need to resubmit.

Originally, a proposed entrance was shown which connected the multi-family (Zone 2) at Fairview Street. The SCDOT has since told us that connection to Fairview Street can only be used as an emergency entrance, and they will not allow it as a major entrance so close to Diamond Tip Blvd. That connection, which was originally a major entrance point, will now be shown as an emergency entrance.

Second, the internal phase line that divides the apartments (zone 2) and the residential (zone 3) originally has been altered. (Zone 2) now contains the mill apartments and a section of stacked flats and an above grade stormwater pond. (Zone 2) has been expanded to include the area of previous zone 3 and no longer contains single family homes. (Zone 3) has been shifted and is now designated for single family homes only for future development.

These were the changes from the original submittal.

Please call or email should you have any questions or require additional information.

Yours truly,

Davis & Floyd

Bradley L Smith, PE

164 Milestone Way, Suite 200, Greenville, SC 29615

☎: (864) 527-9800 ☎: (864) 527-9801

WWW.DAVISFLOYD.COM



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: PZ-2024-01 Woodside Village Planned Development

APPLICANT: Seth Henry for Hallmark Fountain Inn, LLC

PROPERTY LOCATION: Fairview St and Diamond Tip Blvd

PIN/TMS#(s): 0345000100600, 0345000100602

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: Planned Development – Major Change

PROPOSED LAND USE: Office/Commercial, Residential, Single-family, and Multifamily

ACREAGE: 18.18

COUNCIL WARD: 5 – Don

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M, R-15	Single-family Residential, Park
East	PD	Single-family Residential
South	PD	Vacant
West	R-M	Multifamily Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: City of Fountain Inn

Fountain Inn Master Plan CONFORMANCE:

The subject property is part of the proposed INNvision Fountain Inn Master Plan, where it is designated as *Mill Village*. New development in this character area should follow Mill District design guidelines.

ROADS AND TRAFFIC:

Fairview Street is a two-lane State-maintained collector road. Zone 2 has approximately 320 feet of frontage along Fairview Street. Diamond Tip Boulevard is a two-lane City-maintained local road. Zone 2 has approximately 784 feet of frontage along Diamond Tip Blvd. There is a sidewalk along the rear of the property.

Location of Traffic Count	Distance to Site	2017	2019	2021
Fairview Street	2877' W	4,800	5,400 +12.5%	5,200 -3.7%

CULTURAL AND ENVIRONMENTAL:

No floodplain is present on the site. There are no known historic or cultural resources on the site. Fountain Inn Elementary is less than a mile from the site.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing the realignment of zone 2 and zone 3 of the Woodside Village Planned Development. Zone 2 has been expanded to include the previous area designated as zone 3. Zone 2 will consist of the Mill Apartments, a section of stacked flats, and an above grade stormwater pond. Zone 3 has been shifted and is designated for future development of single-family homes. Zone 1 is designated for future development of office/commercial space with residential units. Future developments in zones 1 and 3 will require a major change to this approval. Details and specifications for these zones will be addressed as part of the major change request.

Proposed Land Uses:

The intended use for the site is multifamily residential units and future development of commercial/office space (zone 1) and single-family homes (zone3).

Architectural Design:

The applicant states the building materials and architectural design will be inspired by early twentieth century textile mill architecture. The primary material will be brick veneer and secondary materials may include cementitious and architectural panels.

Access and Parking:

The site is accessed from one location on Diamond Tip Blvd. Previous approvals included an additional access point on Fairview Street, but that has been removed per SCDOT. That access will be designated for emergency access only. Additionally, 236 parking spaces are included in Zone 2. This does not meet the requirements of the Fountain Inn Zoning Ordinance.

Landscaping and Buffering:

The applicant states they will provide a minimum 10' buffer along Fairview Street. The buffer will consist of deciduous and evergreen trees and shrubs with ground covers consisting of grasses and mulch. The buffer among existing creeks and streams will remain in their natural state.

Signage and Lighting:

All signage and lighting will comply with the City of Fountain Inn Zoning Ordinance.

CONCLUSION:

Changes to a Planned Development District which would alter the basic concept and general characteristics of the district require a major change that must be approved by the Planning Commission and City Council. Although the proposed boundary change and the decrease in access points are examples of major changes to the district, staff does not feel these changes will adversely affect the proposed development or adjacent properties.

**STAFF
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested Major Change to the Woodside Village Planned Development, with the following conditions:

1. Emergency access must be provided along Fairview Street.
2. A Final Development Plan must be reviewed and approved prior to the issuance of any permits.

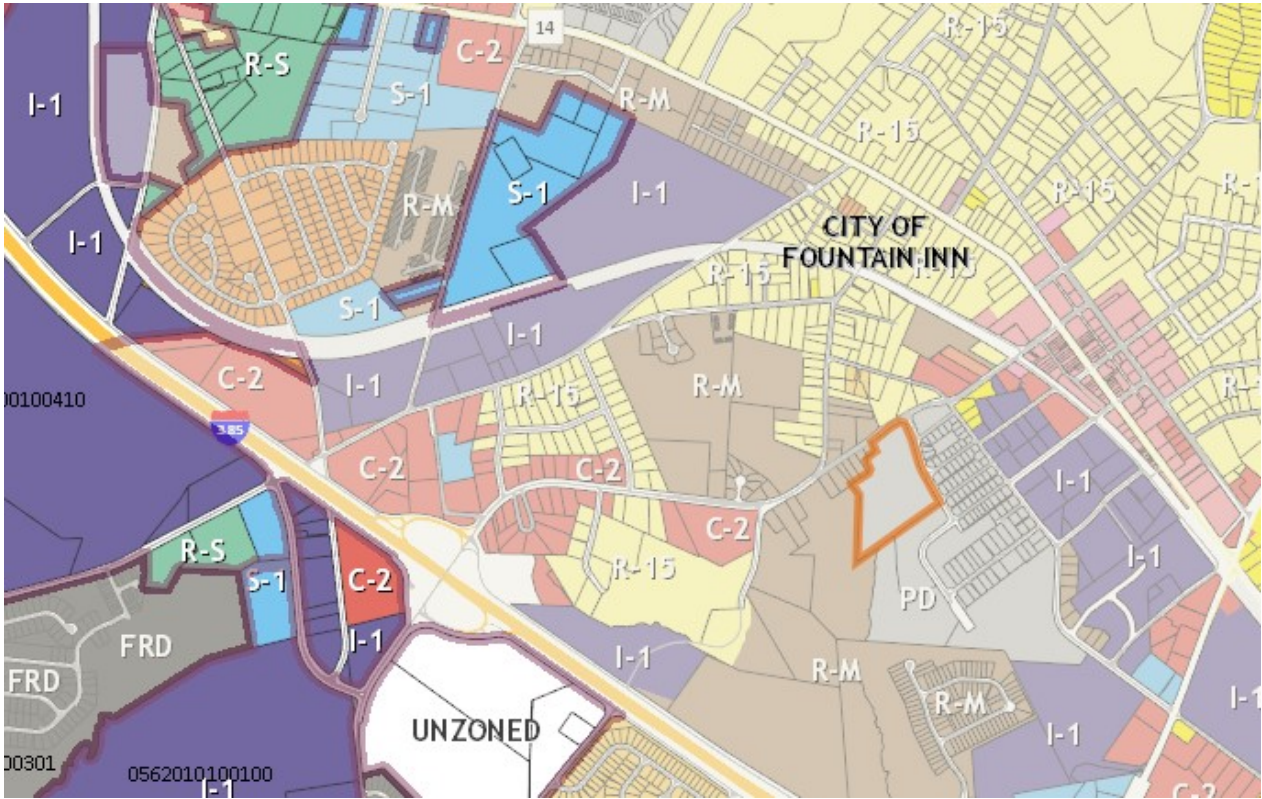


Aerial Photography



Zoning Map

Vicinity Map



Development Plan

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

WOODSIDE VILLAGE PLANNED DEVELOPMENT - REVISED

1. **Property Owner:** City of Fountain Inn; Surendra Jain

Address: 200 North Main St. Fountain Inn SC, 29644; 02 Golden Wings Way Greer, SC 29650

Telephone Number: 864 593-4421

2. **Applicant:** Blackstock Development

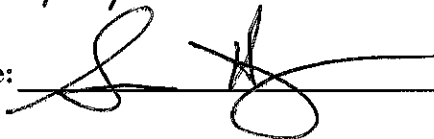
Name: Seth Henry

Address: 39 Rowley Street, Greenville, SC 29601

Telephone Number: 864 593-1809

Email: seth@blackstockdevelopment.com

3. **Date:** 12/12/23

4. **Signature:** 

Woodside Village Planned Development

Revised Statement of Intent

1) Preliminary Development Plan

The applicant shall submit a digital version and also reproducible vellum of the proposed Planned Development which shall also include the following:

- ☐ (a) A boundary survey with vicinity map, title block, scale, and north arrow.
- ☐ (b) Total number of acres of the overall site.
- ☐ (c) Location and orientation of existing and proposed buildings, number of residential use by type, square footage of non-residential uses.
- ☐ (e) Primary traffic circulation pattern, including external and internal points of ingress and egress.
- ☐ (f) Location of parking areas and approximate number of parking spaces for use.

Any such information or descriptions as may be deemed reasonably appropriate for review.

2) Statement of Intent

The applicant shall submit three copies of a report setting forth the characteristics of the proposed Planned Development including the following:

- ☐ (a) A description of any proposed homeowners association or other group maintenance agreement.

A Property Owners Association, POA, will be established for Zones I, II and III. Each association will address the specific needs of their particular zone and will be responsible for maintenance of any entrances, including maintenance of signage, lighting, stormwater management and landscaping. It is the intent of this project to be served by a common stormwater management system and Zone I, II, and III property owners associations will share in the maintenance of the system.

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

This statement is intended to describe in detail the proposed Planned Development of the approximately 21.5 acres on the west side of Fountain Inn, hereafter referred to as the "Project". It is bounded by Fairview Street, 1st Street Woodside Avenue, and Fountain Inn Creek. The Project encompasses the former Woodside Mill Site at the northern end and the existing Woodside Park at the southern end.

Development of the Project could begin as soon as permits are acquired and funding is in place. The primary circulation within the Project will be Diamond Tip Boulevard.

Currently all the property is zoned PD, Planned Development and the PD is proposed to be revised as described below. The limits of each zone are shown on the accompanying Preliminary Development Plan and are described as follows:

ZONE I

Zone I is approximately 1.27 acres in size and will be developed as NC-Neighborhood Commercial.

Because of the unusual shape of the parcel, the standard 25-foot perimeter setback of the PD requirements would severely limit the use of this property. A reduction of setback that is consistent with the NC classification along roadways to 10' is being requested. The building size for this zone would not exceed 15,000 square feet of commercial/office and 16 residential units. On-site parking will be provided at a minimum ratio of 3 spaces per 1000 SF of commercial/office area and 1 space per dwelling unit including publicly accessible on-street parking to be provided on Diamond Tip Boulevard.

The stormwater management system in Zone I will be designed to meet and exceed state and local standards and may incorporate low impact design standards. The POA for Zone I will be responsible for the maintenance of this system. However, because the Project will have more than one stormwater management system, the POA of Zones II and III may share the costs of maintenance of this system.

Access for Zone 1 will be from Diamond Tip Boulevard and/or 1st Street. Any road improvements are subject to review and approval by SC Department of Transportation (SCDOT) and the City of Fountain Inn.

Engineering and Architectural drawings and appropriate permits will be pursued once specific used and/or tenants have been identified. Development would begin as soon as all permits have been issued.

ZONE II

Zone II is approximately 8.76 acres and will be developed as Multi-family Residential. The development density will be a maximum of 18.4 units per acre.

The first development will be the multi-story Woodside Village Mill Apartments. The current plan includes 129 units and the maximum height above Diamond Tip Boulevard will be 50'. These units will be studio, 1, 2, and 3 bedroom dwellings. On-site parking will be provided at a minimum ratio of 1/ 1 bedroom units, 2/ 2 bedroom units, 2/ 3 bedroom units and publicly accessible on-street parking will be provided on Diamond Tip Boulevard. Building materials and architectural detailing will be inspired by early twentieth century textile mill architecture. The primary material will be brick veneer and secondary materials may include cementitious and architectural metal panels. Final material color selections will be provided to the Fountain Inn Planning Commission for approval as part of the FDP application. Samples of the style and character of the buildings are attached.

The second development in Zone II will be the Cottage Stacked Flats. The current plan includes 32 stacked apartment flats with a maximum of four apartments per Cottage. Building materials and architectural detailing will be inspired by early twentieth century single family cottages. The primary material will be cementitious siding and the secondary material will be brick veneer. No single elevation shall have more than one exterior entrance so as to maintain a single family aesthetic. The maximum number of stories shall limited to 2.5 stories above Diamond Tip Boulevard.

Included in Zone II will be a shared amenity area consisting of a recreational pool and bathhouse. It will be centrally located and accessible by both the Mill apartments and the stacked flats.

Access for Zone II will be from Diamond Tip Boulevard. Waste management for Zone II will be addressed on-site with screened or sub-terranean waste containers. Mailboxes for Zone II will be inside the apartment building and at a centrally located kiosk for the stacked flats.

The stormwater management system for Zone II will be constructed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone II will be responsible for the maintenance of this system. However, because the project will have more than one stormwater management system, the POA of Zone I may share the maintenance of this system.

Engineering and Architectural drawings and appropriate permits will be pursued immediately upon approval of the revised Planned Development. Development may begin as soon as all permits have been issued.

ZONE III

Zone III consists of approximately 8.15 acres and will be developed as Single Family Residential with maximum density of 7.3 unit per acre (equal to the R-6 Residential classification). Primary access will be provided to Zone III from Diamond Tip Boulevard. The single family homes will be designed in the style of traditional mill village housing.

The stormwater management system in Zone III will be designed to meet and exceed state and local regulations and may incorporate low impact design standards. The POA for Zone III will maintain this system. However, because the Project will have a single stormwater management system, the POA of Zones I and II may share in the maintenance of this system.

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

☐ (c) A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.

Diamond Tip Boulevard was previously constructed. Additional improvements will include adding street parking along Diamond Tip Boulevard and 1st Street, as required for the development.

☐ (d) A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed Planned Development.

Public utilities are available to the Project and will be utilized as needed.

☐ (e) A statement describing the architectural style, appearance and orientation of proposed buildings.

Examples to confirm the style and character for Zone I and Zone II/III are attached.

☐ (f) A statement describing the landscaping and screening of proposed project.

It is requested that the buffer for Zone I be waived as it is surrounded by roadways. Landscaping along roadways will be provided as practical and will be reviewed as part of the Final Development Plan approval.

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

A minimum 10' buffer will be provided along Fairview Street and will be landscaped with deciduous and evergreen trees and shrubs with groundcovers consisting of grasses and mulches. Additional landscaping will be provided within Zones II and III. The Property Owners Associations will be responsible for the maintenance of their respective zones.

The buffer along existing creeks and streams will remain in its natural state. Additional landscaping will be added as needed to provide adequate screening for the Project.

☐ (g) A statement describing the maintenance and screening of any proposed pond, lake, or retention pond contained in the development.

Detention ponds and the storm water management systems will be designed to provide positive drainage for the entire Project. Any ponds will be either fenced or landscaped as appropriate for the situation.

☐ (h) A statement describing pedestrian access and circulation throughout the project.

All parking areas will be engineered and constructed in accordance with SCDOT, Greenville County and/or City of Fountain Inn Regulations. Sidewalks will connect to existing sidewalks where practical.

To facilitate safe pedestrian circulation, sidewalks will connect from parking areas to Diamond Tip Boulevard.

A network of walking trails is planned to facilitate the walkability of the project.

Currently, there is an established trail system or sidewalks within or adjacent to the Project. The Project will connect to existing pathways and sidewalks to make pedestrian circulation safe and possible throughout the Project. Another source considered is the Safe Routes to School program that promotes more accessibility for children walking or biking to school.

TAX MAP #345.0-1-6.0, 345.0-1-6.2, AND 345.0-1-6.3

LEGEND

ZONE LINE
BUILDING SETBACK LINE
PRIMARY CIRCULATION

MAJOR ACCESS POINT

MINOR ACCESS POINT
(VEHICULAR AND/OR PEDESTRIAN)

TABLE 1.1 LOCATION AND ACREAGE OF VARIOU USE TYPES

ZONE I	±1.27 AC.	NEIGHBORHOOD COMMERCIAL / RESIDENTIAL USES (15,000 SF COMMERCIAL AND 16 RESIDENTIAL UNITS)
ZONE II	±8.76 AC.	MULTI-FAMILY RESIDENTIAL UP TO 161 UNITS
ZONE III	±8.25 AC.	SINGLE-FAMILY RESIDENTIAL UP TO 60 LOTS 1000 SF MIN./2 - 4 BEDROOMS

TABLE 1.2 DENSITY OF RESIDENTIAL AREAS

	MAX UNITS	ACREAGE	DENSITY
ZONE I	16	±1.27 AC.	12.60
ZONE II	161	±8.76 AC.	18.38
ZONE III	60	±8.15 AC.	7.3
TOTAL	237	±18.28 AC.	12.96

TABLE 1.3 PARKING

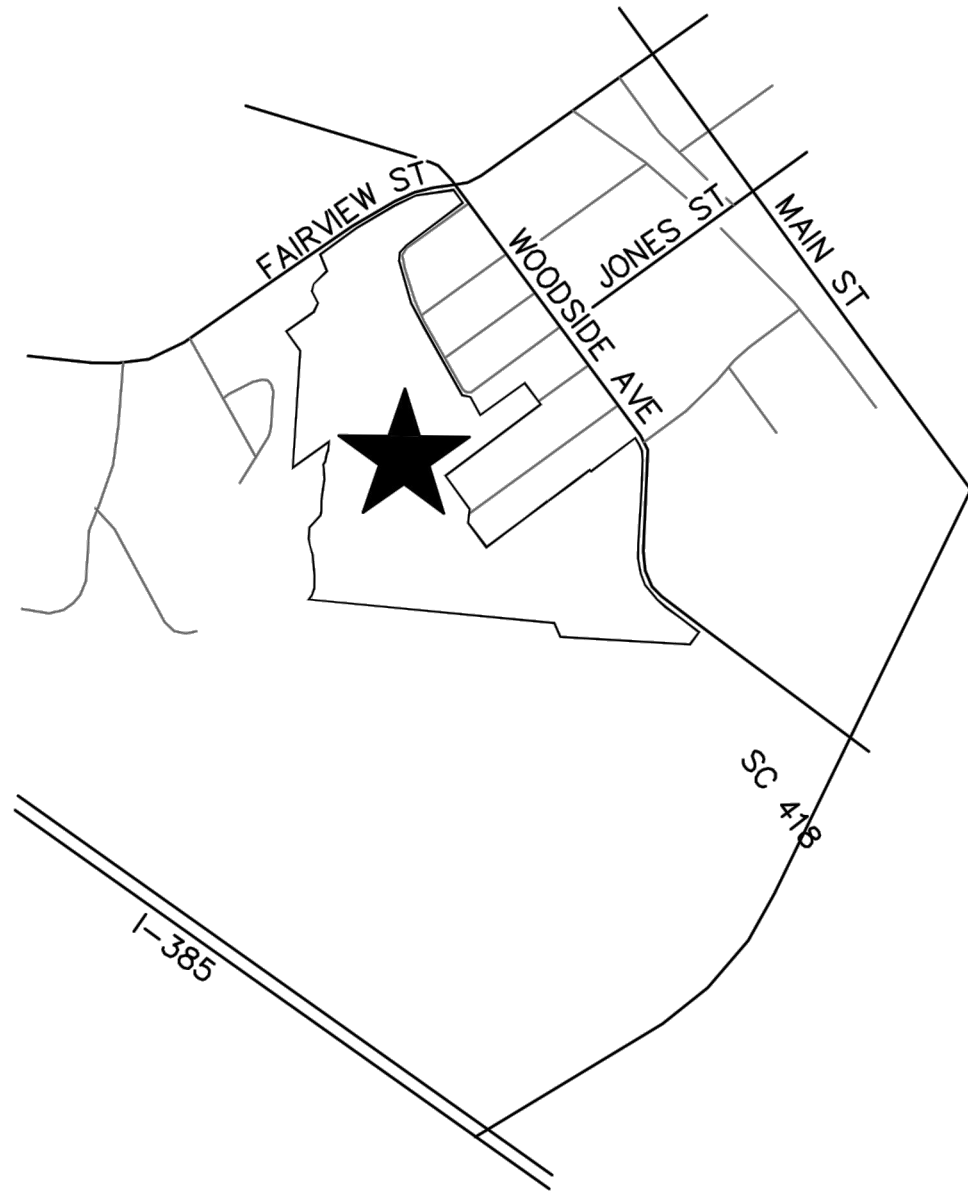
ZONE I	3/1000 SF COMMERCIAL AND 1/UNIT FOR RESIDENTIAL	NEIGHBORHOOD COMMERCIAL
ZONE II	1/ 1-BEDROOM 2/ 2-BEDROOM 2/ 3-BEDROOM	RESIDENTIAL
ZONE III	2 PER LOT	RESIDENTIAL

THE EXISTING TOPOGRAPHY (FROM CONTY INFO)
OF THE SITE ALLOWS FOR PROPER ENGINEERING
OF STORM DRAINAGE. THE ENGINEERED SYSTEM
WILL SERVE ALL SITES.

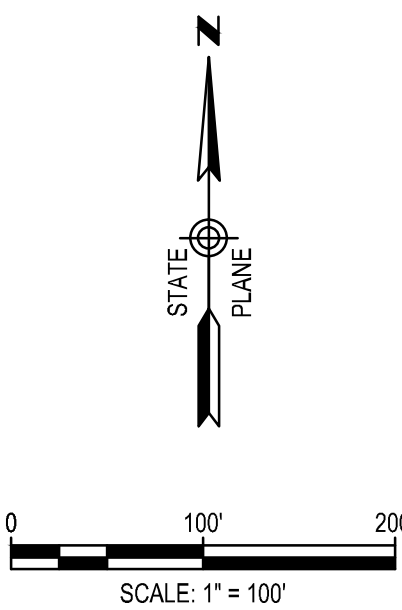
THE BOUNDARY INFORMATION FOR THE SITE WAS
OBTAINED FROM SURVEY BY 3D LAND SURVEYING
AND COUNTY GIS.

Revised

01/16/2024 1:11:59 PM



LOCATION MAP



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

APARTMENT PARKING BREAKDOWN

	UNIT COUNT	SPACES REQUIRED PER UNIT	SPACES REQUIRED
1 BEDROOM UNITS	79	1 [SPACE / UNIT]	79
2 BEDROOM UNITS	45	2 [SPACE / UNIT]	90
3 BEDROOM UNITS	5	2 [SPACE / UNIT]	10
TOTAL COUNT	129	--	179

PARKING SPACES PROVIDED FOR APARTMENTS : 183

STACKED FLATS PARKING BREAKDOWN

	UNIT COUNT	SPACES REQUIRED PER UNIT	SPACES REQUIRED
1 BEDROOM UNITS	8	1 [SPACE / UNIT]	8
2 BEDROOM UNITS	8	2 [SPACE / UNIT]	16
3 BEDROOM UNITS	16	2 [SPACE / UNIT]	32
TOTAL COUNT	32	--	56

PARKING SPACES PROVIDED FOR STACKED FLATS : 58

DAVIS & FLOYD

SINCE 1954

WWW.DAVISFLOYD.COM

164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615

864.527.9800

BLACKSTOCK DEVELOPMENT

FOUNTAIN INN, SC

WOODSIDE VILLAGE PLANNED
DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY	DATE	REVISION
042172.00	04/21/2022	04/21/2022	04/21/2022	04/21/2022	04/21/2022
042172.01	04/21/2022	04/21/2022	04/21/2022	04/21/2022	04/21/2022
042172.02	04/21/2022	04/21/2022	04/21/2022	04/21/2022	04/21/2022
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042172.25	04/21/2022	04/21/2022	04/21/2022	04/21/2022	04/21/2022
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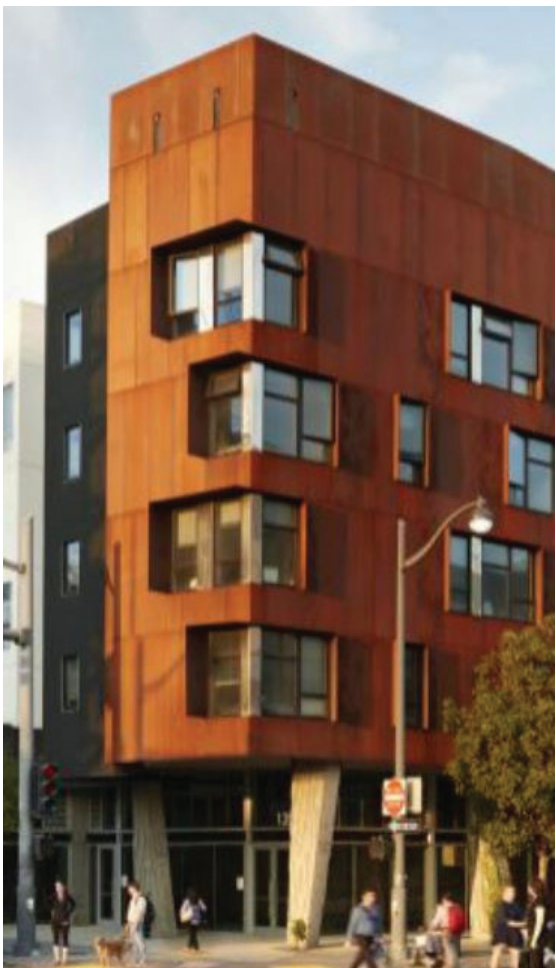
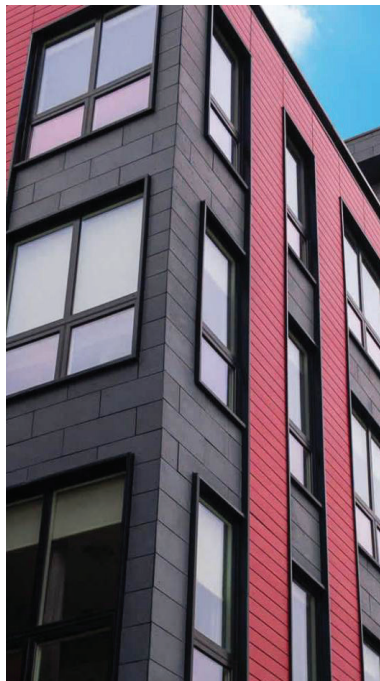
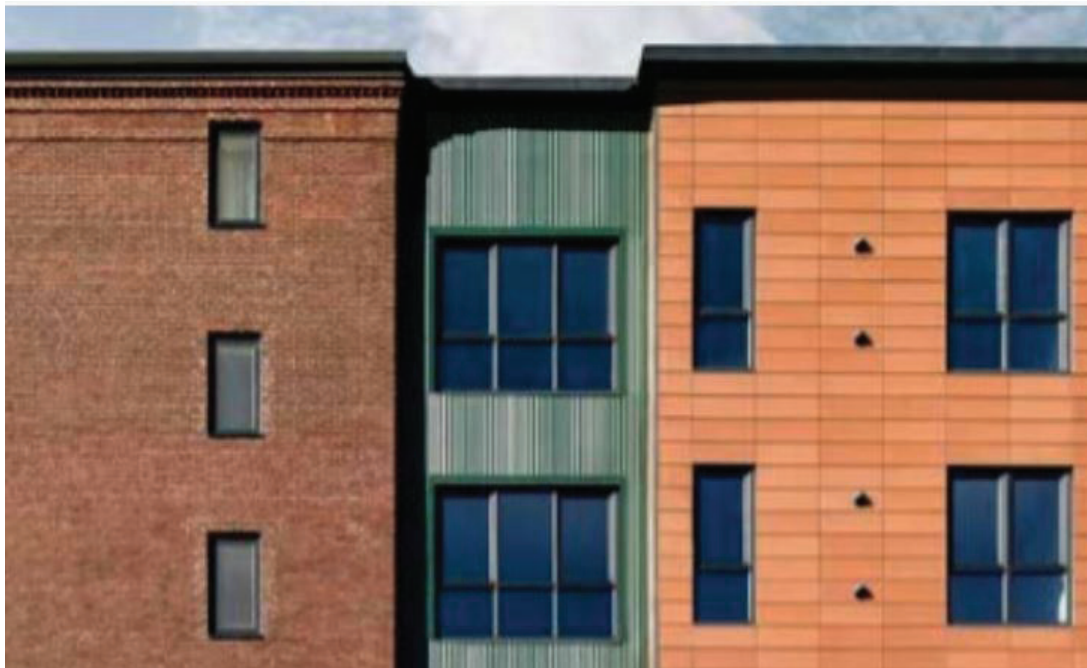
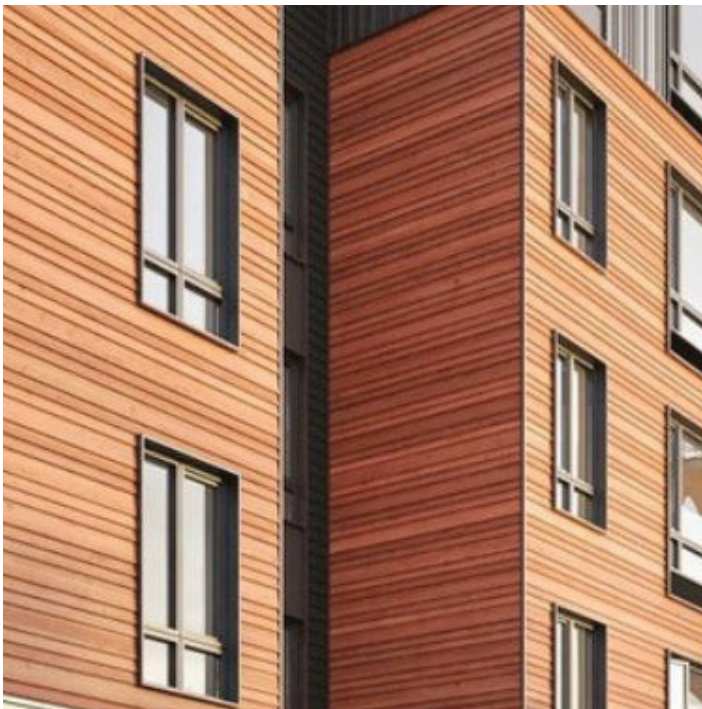


VILLAGE AT WOODSIDE MILL
FOUNTAIN INN, SC

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



MATERIAL ACCENTS/ VARYING TEXTURES

SPECIAL CORNERS

ZONE 2 - DESIGN CHARACTER



HEAVY TIMBER/ STEEL ENTRY CANOPY

VILLAGE AT WOODSIDE MILL

FAIRVIEW ST
FOUNTAIN INN, SC



INDUSTRIAL/ WATER TOWER MATERIALITY

ZONE 2 - DESIGN CHARACTER

VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



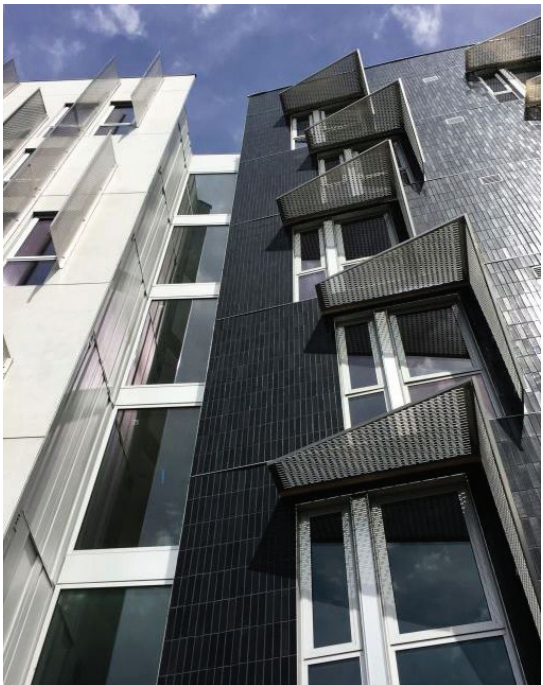
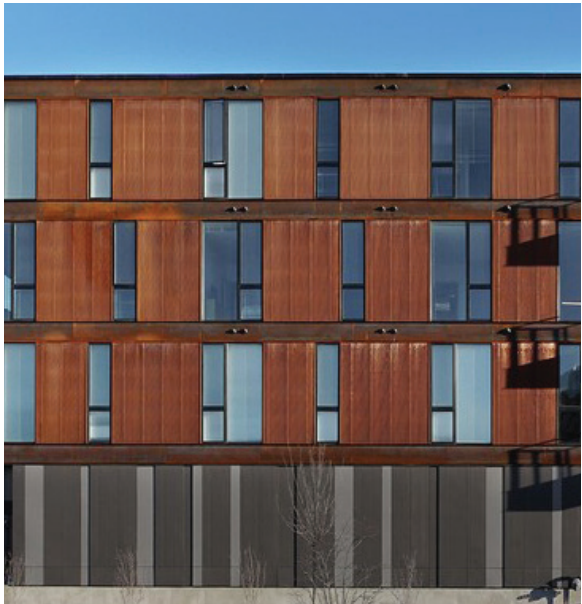
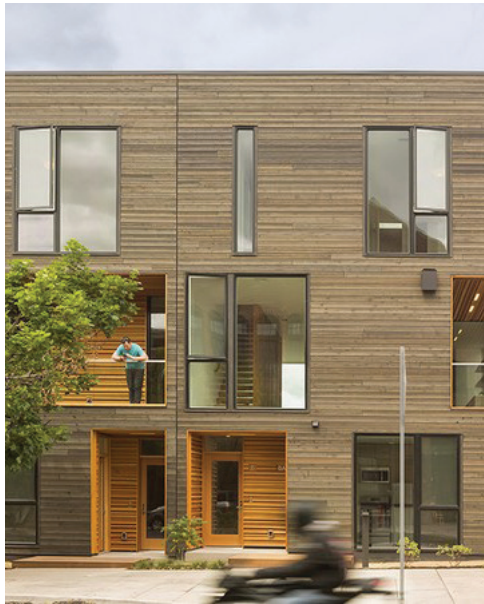
VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



INTERESTING WINDOW LINTELS

MATERIAL ACCENTS/ VARYING TEXTURES

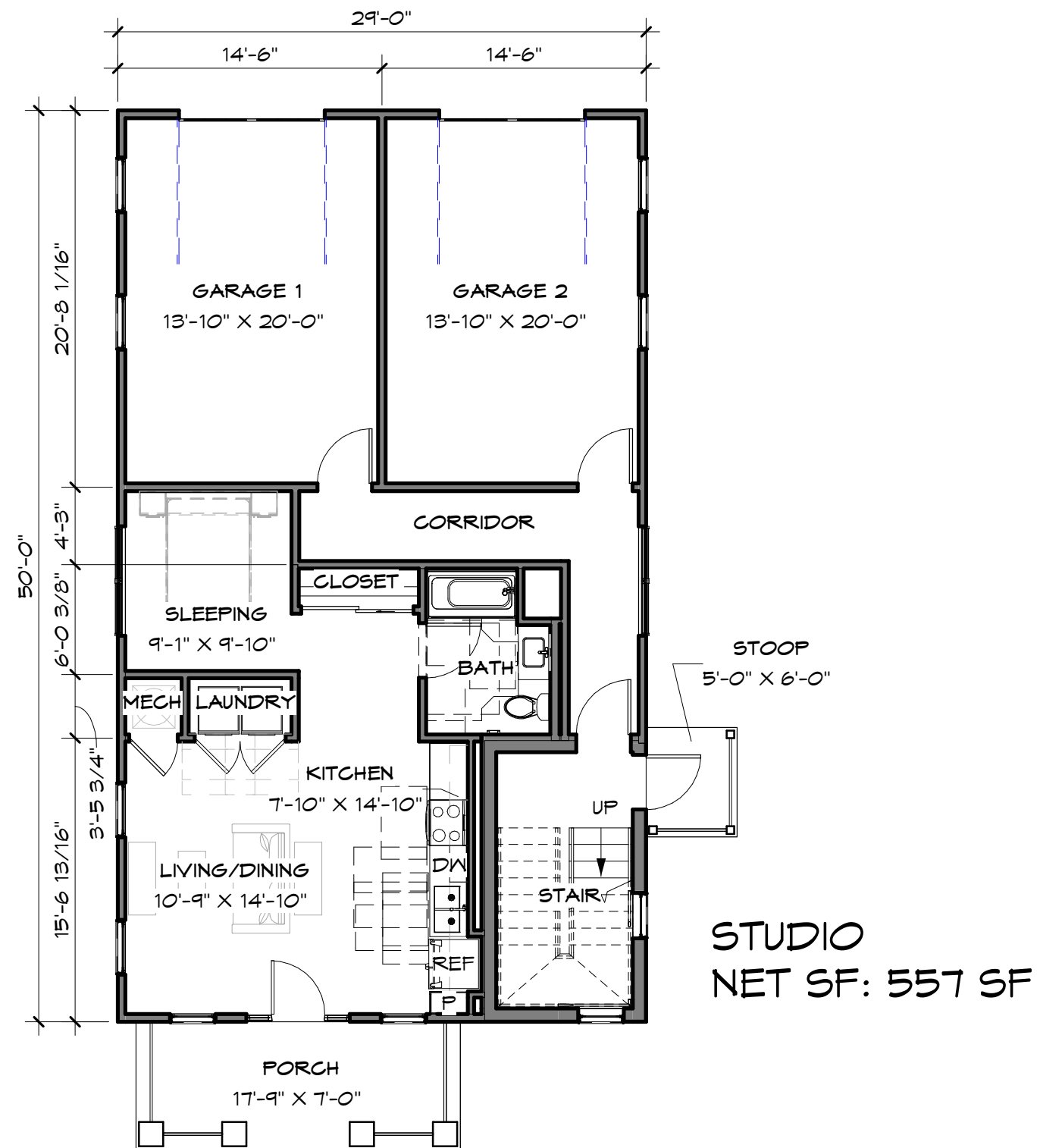
VILLAGE AT WOODSIDE MILL
FAIRVIEW ST
FOUNTAIN INN, SC



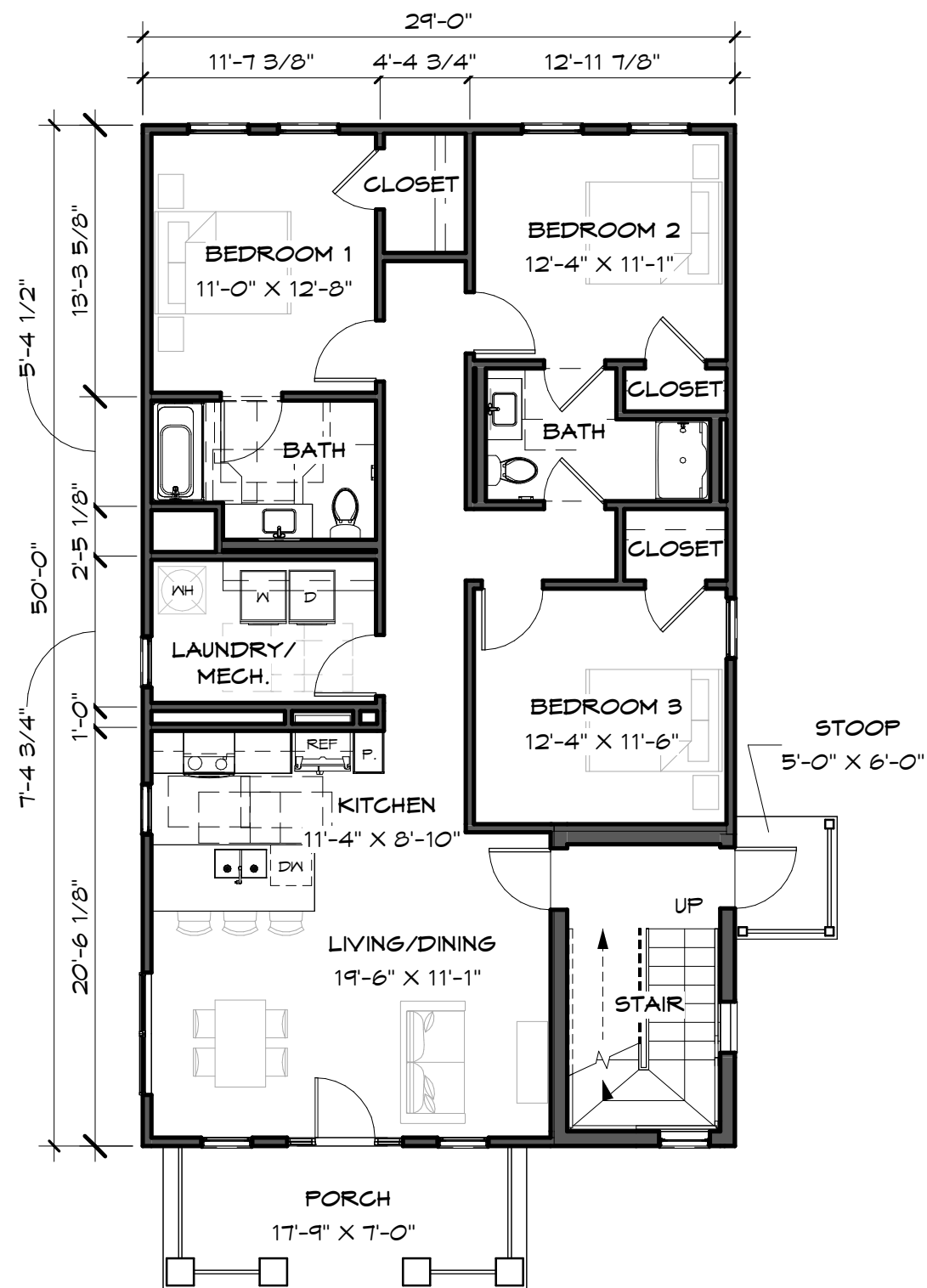
VARYING WINDOW SIZES

WINDOW SHADING

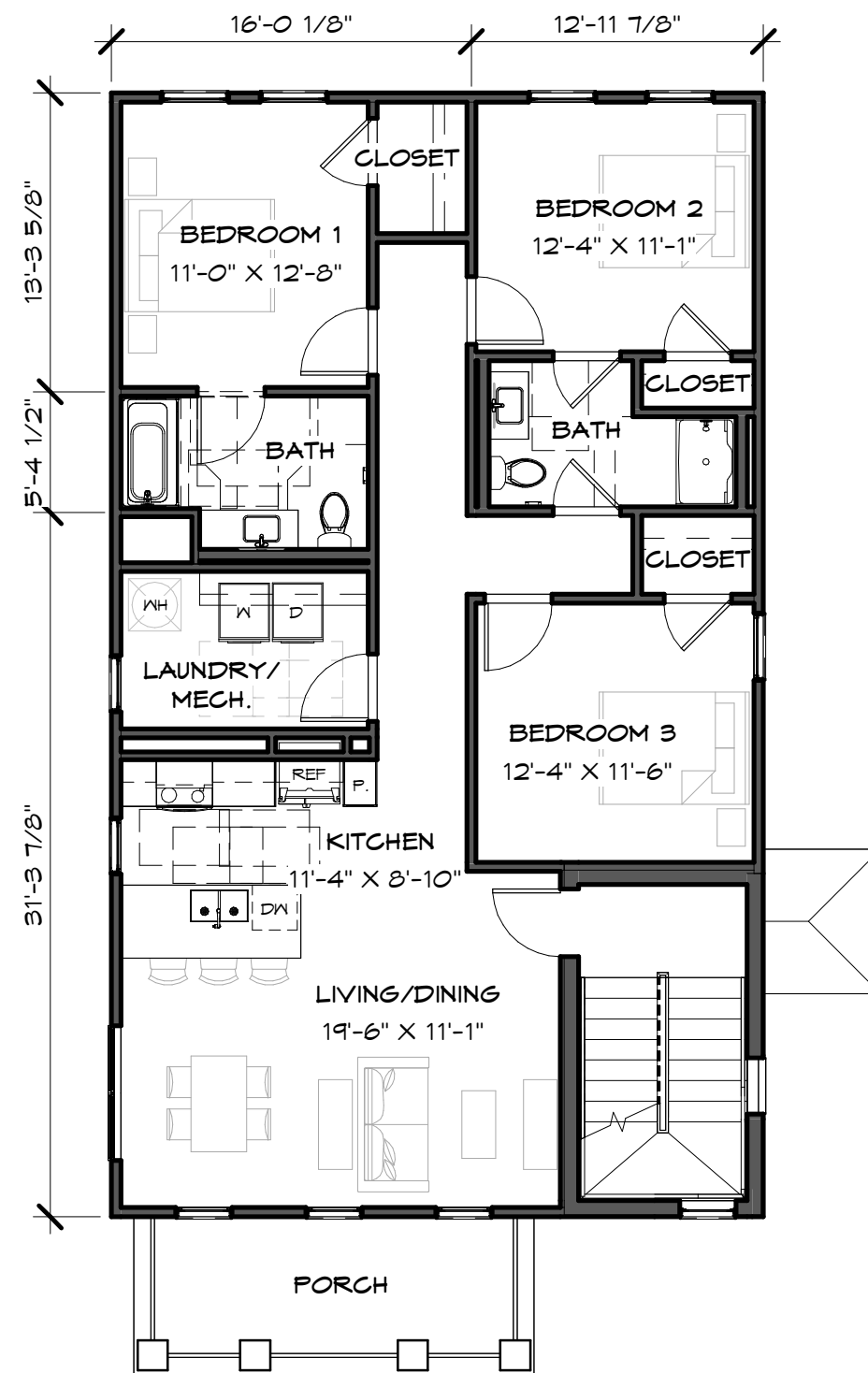
ZONE 2 - DESIGN CHARACTER



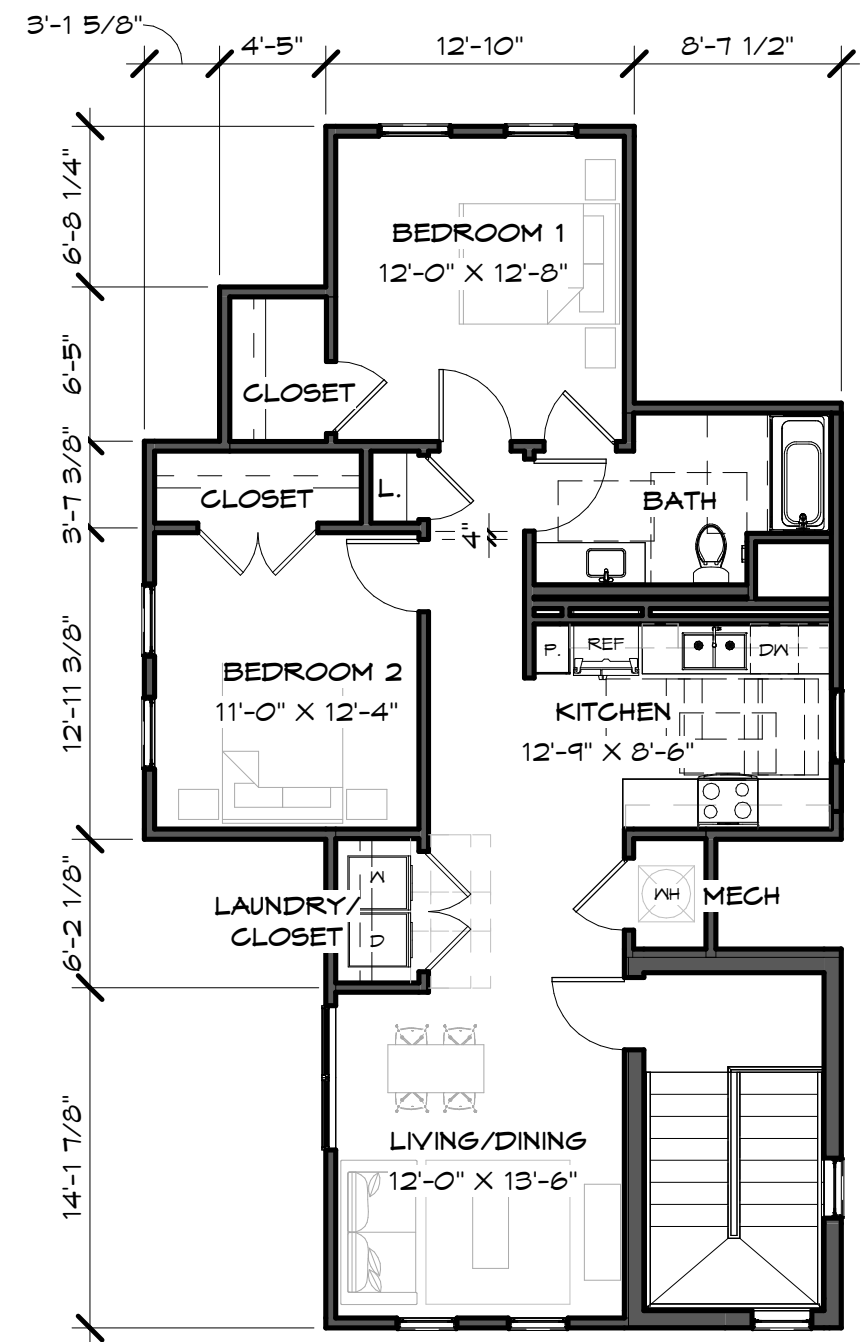
STUDIO STACKED PLAN



FIRST FLOOR PLAN
STUDIO
 NET SF: 1253 SF



SECOND FLOOR PLAN
3 BR/2 BA
 NET SF: 1253 SF



THIRD FLOOR PLAN
2 BR/1 BA
 NET SF: 1020 SF

STACKED 3 BR/2BA

