



## **AGENDA**

**Regular Planning Commission Meeting  
300 Wall Street, Fountain Inn, SC 29644  
Thursday, February 22, 2024 - 6:00 PM**

1. Call to Order
2. Swearing In New Members
  - a. Dusti McCraw Ward 1
  - b. Stutts Armstrong Ward 2
3. Hearing Procedures/Regulations
4. Approval of Minutes
  - a. Planning Commission Meeting Minutes, Thursday, January 25, 2024
5. New Business
  - a. PZ-2024-02  
Request: Preliminary Plan for Fountain Inn Townhomes  
Tax Map: 0344000300100, 0344000300600, 0344000300101,  
0345001000900, 0345001000702, 0345001000700  
Location: Fairview Street and Fowler Street
  - b. PZ-2024-03  
Request: Preliminary Plan for Stowe Storage  
Tax Map: 0325000100701, 0325000100707  
Location: 1314 and 1318 North Main Street
6. 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, January 25, 2024 6:00 PM  
300 Wall Street, Fountain Inn, South Carolina

1. Introduction

City Administrator, Shawn Bell, swears in the new commissioners.

Chairperson Erik Stoddard introduced the meeting.

There was discussion regarding the Rules of Procedure.

Chairperson Stoddard made a motion to accept the rules of procedure for 2024.  
Commissioner Ellisor seconded. The motion carried 5-0.

Chairperson Stoddard makes a motion to adopt the meeting calendar for 2024.  
Commissioner Pease seconded the motion. The motion carried 5-0.

2. Call to Order

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

Mr. Miller took a roll call of the members present, Commissioner Flint, Chairperson Stoddard, Commissioner DeRoberts, Commissioner Pease, and Commissioner Ellisor.

Commissioner Ellisor nominated Chairperson Stoddard as Chairperson. Commissioner Pease seconded the motion. There were no other nominations. The motion carried 5-0.

Chairperson Stoddard nominated Commissioner Ellisor as Vice Chairperson.  
Commissioner Flint seconded the motion. There were no other nominations. The motion carried 5-0.

3. Approval of Minutes

- a. Minutes from the Planning Commission Meeting-December 7, 2023

Vice Chairperson Ellisor made a motion to approve the minutes from December 7, 2023. Chairperson Stoddard seconded the motion. The motion carried unanimously.

4. Hearing Procedures/Regulations

5. New Business

- a. AXZ-2024-01  
Request: Annexation and Rezoning  
Tax Map: 0555030101003



Location: 1344 Jones Mill Road

Staff presented the case. Applicant Charles Gray, Chairperson of the Committee for the City of Fountain Inn. Mr. Gray explains the proposed development.

The Chairperson opened the floor for public testimony. No public comment. Chairperson closed the floor.

Chairperson Stoddard asked the Commission if there are questions for staff or the applicant.

Commissioner Pease made comments regarding the preservation of The Mill. There was discussion regarding his comments.

Chairperson Stoddard asks for Staffs recommendations. Staff recommends approval.

Mr. Pease made a motion to approve the annexation rezoning of the parcel. Commissioner Ellisor seconded the motion.

Chairperson Stoddard agrees with R-15 zoning.

The motion carried 5-0.

b. PZ-2024-01

Request: Major Change to Existing Planned Development

Tax Map: 0345000100600, 0345000100602

Location: Fairview Street and Diamon Tip Boulevard

Staff presented the case. Bradley Smith, Davis and Floyd Engineering. Mr. Smith speaks upon the request of Major Change.

Discussion between Mr. Smith and the Board regarding details of the project.

The Chairperson opened the floor for public testimony. No public comment. Chairperson closed the floor.

Staff recommend approval, as the project is consistent with the continuing vision for the area.

Chairperson Stoddard verifies conditions are outlined in packet. Staff clarifies the conditions of the approval are to meet the comments of Greenville Subdivision Advisory Committee.

Chairperson Stoddard makes the motion to accept the major change to the existing plan development. Commissioner Flint seconded the motion.

Applicant discusses details regarding the renderings and drawings with the Board.

Staff explained the review process.

City Administrator, Mr. Bell, gave a history of the property.

The motion carried 5-0.

6. Adjourn

Chairperson Stoddard made a motion to adjourn at 6:24. Commissioner Ellisor seconded the motion. 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:** PZ-2024-02

**APPLICANT:** Seth Henry with Blackstock Development

**PROPERTY LOCATION:** Fairview Street and Fowler Street

**PIN/TMS#(s):** 0344000300100, 0344000300600, 0344000300101,  
0345001000900, 0345001000702, 0345001000700

**EXISTING ZONING:** C-2 Commercial, I-1 Industrial, R-12 Residential, R-15  
Residential, R-M Residential Multi-Family

**REQUESTED ZONING:** PD, Planned Development

**PROPOSED LAND USE:** Residential Single-Family Attached, Church, Offices,  
Parking Lot

**ACREAGE:** 7.31

**COUNCIL WARD:** 6 – Blackson

**EXISTING LAND USE:** Vacant, Residential, Church, Office

**AREA  
CHARACTERISTICS:**

| Direction | Zoning | Land Use                        |
|-----------|--------|---------------------------------|
| North     | R-15   | Church, Government              |
| East      | PD     | Retail, Restaurant              |
| South     | C-2    | Residential, Restaurant, Retail |
| West      | R-15   | 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 INNvision Comprehensive Plan, where it is designated in the *Downtown* character area.

**ROADS AND TRAFFIC:**

Fairview Street is a two-lane state-maintained collector road. The parcel has approximately 176 feet of frontage along the north side of Fairview Street and approximately 461 feet of frontage along the south side of Fairview Street. Fowler Street is a two-lane State-maintained local road. The parcel has approximately 101 feet of frontage along Fowler Street.

| Location of Traffic Count | Distance to Site | 2017  | 2019            | 2022           |
|---------------------------|------------------|-------|-----------------|----------------|
| Fairview Street           | 3600' E          | 4,800 | 5,400<br>+12.5% | 6300<br>+14.3% |

**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 to combine 6 parcels to create a Planned Development to include 37 townhomes on the north side of Fairview Street. The south side of the road will include expansion of the existing parking lot and Church. The office space on the south side of the road will be included and remain as is.

**Architectural Design:**

The applicant states the architectural design will consist of clean, modern features. The exterior materials will consist of hardiplank, brick, block with stucco and/or wood.

**Access and Parking:**

The site is accessed from one location on Fairview Street. Each unit will incorporate a one car garage and one surface parking space (driveway). This meets the requirements of the Fountain Inn Zoning Ordinance.

**Landscaping and Buffering:**

The applicant states they will comply with all applicable requirements of the City of Fountain Inn Zoning Ordinance pertaining to landscape buffers, screening, and tree protection.

**Signage and Lighting:**

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

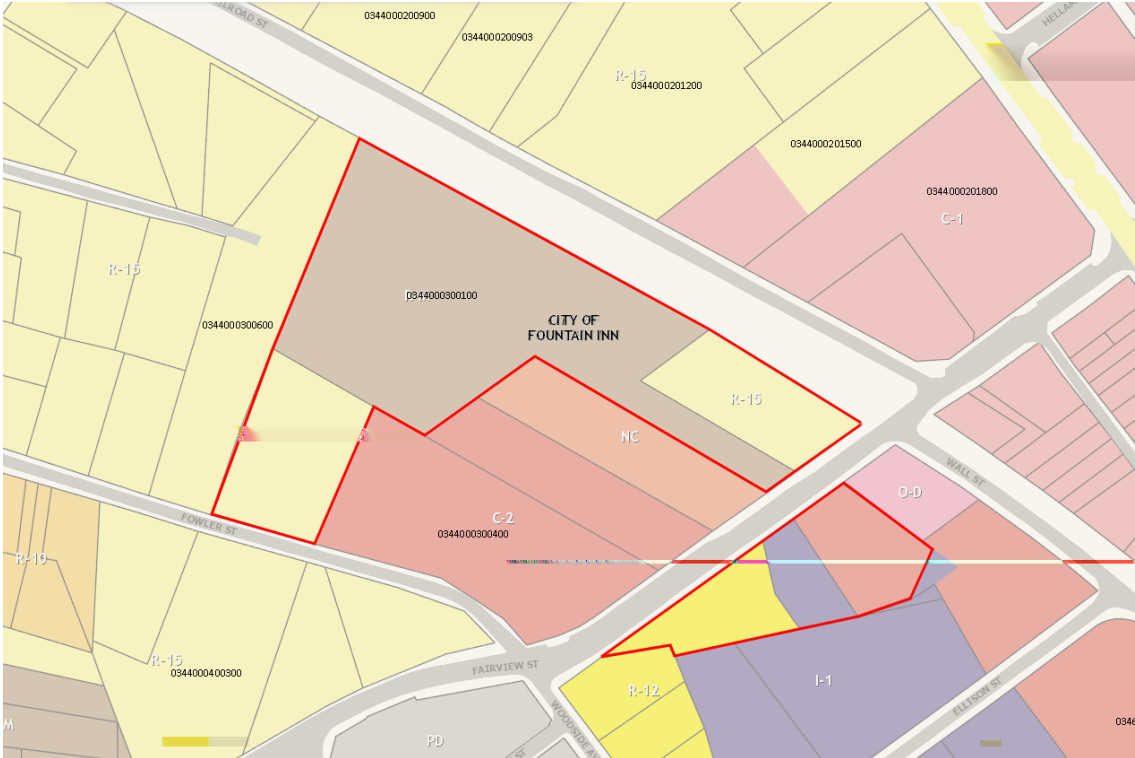
**CONCLUSION:**

The Downtown Character Area designation of the Fountain Inn INNvision Comprehensive Plan is designed to allow for a variety of medium to high-density residential options in tandem with retail, commercial, and office uses that support the Historic Downtown Core. It is staff's opinion the proposed single family attached residential development along with the proposed church and parking lot improvements, and the existing office space are compatible with the INNvision Comprehensive Plan.

**STAFF  
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to PD-MC, Planned Development with the following condition:

1. A Final Development Plan must be reviewed and approved prior to the issuance of any permits.

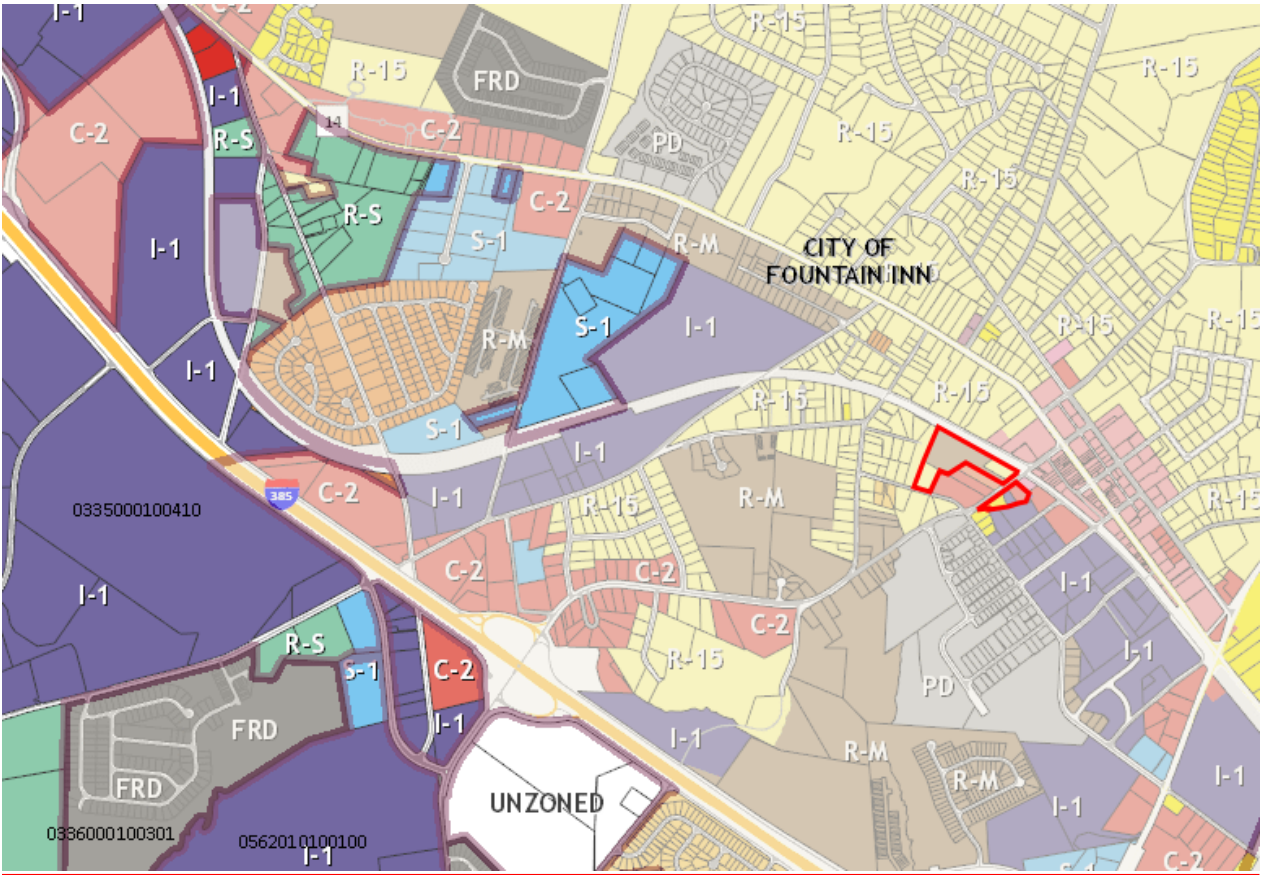


Zoning Map



Aerial Photography

Vicinity Map





## FOUNTAIN INN TOWNHOMES - PLANNED DEVELOPMENT

### STATEMENT OF INTENT

February 8, 2024

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#### INTRODUCTION

The following parcels will be contained as part of the Planned Development intended to encompass a single-family townhome development, office use, church, and a proposed trail connection.

- ☐ 0344000300100 (202 Fairview) – Townhome Development
- ☐ 0344000300600 (112 Parsons) – Townhome Development
- ☐ 0344000300101 (300 Fairview) – Townhome Development
- ☐ 0345001000900 (303 Fairview) – Existing Office Use
- ☐ 0345001000702 (307 A Fairview) – Parking Lot Expansion
- ☐ 0345001000700 (307 B Fairview) – Existing Church Use

**A. Description of the procedures of any proposed homeowners association or other group maintenance agreement.**

All site features which includes stormwater, landscaping, open space, buffers, and amenities will be maintained by the residents of the development. A Homeowners Association (HOA) shall be established and assured through the restrictive covenants of the Homeowners Land Development Association and/or associated documents. It is the intent of the developer to construct the new roadway to Fountain Inn City standards maintain private ownership of the road.

**B. A statement setting forth the proposed development schedule.**

Pending zoning and permitting approval, construction is anticipated to begin in Summer or Fall of 2024. It is anticipated that the required infrastructure will be constructed initially followed by the townhouses, amenities, parking, and mail kiosk in a single phase. The trail construction and improvements to other parcels are expected to take place in phases following the construction of the townhome community.

**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.**

Public infrastructure improvements will consist of +/- 950 LF of new private street that will be built to City standards and include curb and gutter, 5' sidewalks along one side of the internal road, 10-15 paved 9'x23' parallel parking spots along the main drive, public water main, and public sewer main. Stormwater management facilities and common areas (open space) are to be owned and maintained by a newly formed HOA. No on-street lighting is proposed at this time. Any lighting required to illuminate roadways, sidewalks, entrances, and parking will be full-cutoff and shall not create light trespass onto adjoining properties exceeding what is allowed by code. It is anticipated that all improvements will be constructed in a single phase.



Additionally, we will be providing amenities such as a green space and public trail system and a potential park. The trail system we're proposing would ideally tie together most of the loop starting at the townhome parcels – it would then run down to Fairview Street Park and connect to the City's proposed trail through that site. It would then run through the Woodside Mill site development, back through the old mill villages, up to the Mill at Fountain Inn and back across Fairview St. into the townhome development.

The proposed pedestrian trail construction will take place in phases. The materials may vary between concrete and natural materials based on the existing area character. The trail will provide an option for public recreation and safe pedestrian passage between the connected parcels.

**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 development.**

It is anticipated that sewer, water, electric, (and natural gas, if applicable) will be provided through the Fountain Inn Commission of Public works. Letters from the appropriate agencies can be provided as requested by City Staff.

**E. A statement describing or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.**

The development will include 37 +/- townhomes with a vehicle access point from Fairview St. and a pedestrian access point through Fowler St. Public utilities and stormwater infrastructure will be included on-site. The floor plans will range between 3-4 bedrooms with 2.5 baths, providing a desirable size for individuals or families. The units will have a traditional architecture with clean, modern features and be grouped as blocks of 3, 4, 5, or 6. Townhouses will incorporate a one car garage in addition to surface/driveway parking to accommodate 1 vehicle which ultimately provides a total of 2 spaces per unit. Materials for the proposed townhouses may include hardiplank siding, brick, block/stucco, stone and/or wood. Exhibit 1.0 below provides an example of the style of architecture and type of floorplans that will be offered in this community. *(Note that architecture and floorplans are subject to change through the development process.)*

*Osprey II*

EXTERIOR ELEVATIONS

EXHIBIT 1.0



**F. A statement describing the landscaping and screening of the proposed project.**

The landscaping, screening, buffering, and tree protection plan for this project will comply with all applicable requirements of the Fountain Inn Zoning Ordinance. Per the Ordinance, a 25' wide building setback shall be maintained on all edges of the property. Additionally, required land-use buffers shall be maintained wherever possible with the exception of the on-street parking shown at the entrance off Fairview Street. It is the intent of the developer for common/shared areas designated as "open space" to generally remain in their existing, open condition, when possible. These areas may potentially include additional passive amenities such as picnic areas, walking paths, and/or other low-impact amenities. Shade trees may be introduced in these areas where feasible and appropriate. A single, small sign identifying the name of the development (name to be determined) is proposed near the entrance. All proposed signage will comply with all applicable requirements of the current ordinance at the time the signage is proposed. It is the intent of the developer to provide simple, low maintenance plantings and street trees around the proposed buildings and at key focal areas such as the mail kiosk and entry sign. All landscaping shall be maintained by the HOA which shall be assured through the restrictive covenants of the Homeowners Land Development Association and/or associated documents.

**G. A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.**

All stormwater management facilities shall be maintained by the HOA. Screening shall be introduced in compliance with the current Fountain Inn Zoning Ordinance and to improve the appearance of highly visible areas for residents and guests.

**H. A statement describing pedestrian access and circulation throughout the project.**

A 5' wide concrete sidewalk is proposed along the internal road to provide access to the mail kiosk unit. This sidewalk will also be contained as part of the proposed trail system.

**I. Any such information or description as may be deemed reasonably appropriate for review.**

**PLANNED USE DESCRIPTIONS**

☐ 1 | SINGLE-FAMILY TOWNHOME COMMUNITY

*\*the features of this portion of the development are described in depth in sections A-G*

- 0344000300100 (202 Fairview)
- 0344000300600 (112 Parsons)
- 0344000300101 (300 Fairview)

☐ 2 | OFFICE SPACE

- 0345001000900 (303 Fairview)
- This is currently, and will continue to be, used as office space. This hosts the offices of B&B Real Estate Company, Crafted Community Concepts (C3), Freedom Commercial, the KH Jones Law Firm and a satellite office for P+F Construction. This parcel has also granted an easement to 0345001000703 for the proposed parking lot expansion (in for permit now) which can be see below. It has also provided an easement to The Mill at Fountain Inn for its green space expansion into the backyard.



□ 3 | PARKING LOT EXPANSION

- 0345001000702 (307 A Fairview)
- This will be the site of a new/expanded parking lot with 44 total spaces. This is currently in for permit and the City has agreed to lease this from us so it will become city parking upon its completion. Exhibit 2.0 below shows the planned parking expansion.

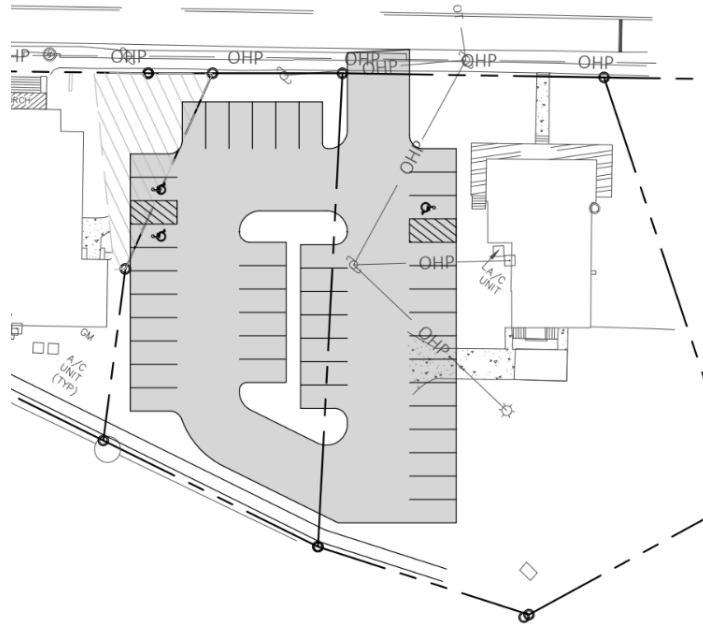


EXHIBIT 2.0

□ 4 | EXISTING CHURCH

- 0345001000700 (307 B Fairview)
- This is the current home of the Beulah Christian Fellowship Church. This will continue to operate as a church and they will be doing an expansion (see Exhibit 3.0 below) to host events, summer camps, dinners, fellowships, etc. to engage the community. They will also be reconfiguring their parking lot in order to tie into a new parking lot owned by the Mill at Fountain Inn. There will also be a trail behind the church that will connect these parking lots directly to The Mill at Fountain Inn.



EXHIBIT 3.0





THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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## 1.0 | OVERALL PD PROPOSAL

### PD PROPOSAL | OVERVIEW

**TMS#:**  
0344000300100 (3.99 ACRES) - TOWNHOMES  
0344000300600 (1.53 ACRES) - TOWNHOMES  
0344000300101 (0.76 ACRES) - TOWNHOMES  
0345001000900 (0.20 ACRES) - OFFICE SPACE  
0345001000702 (0.28 ACRES) - EXPANDED PARKING LOT (44 SPACES)  
0345001000700 (0.55 ACRES) - CHURCH WITH TRAIL CONNECTION

**TOTAL ACREAGE:** 7.31 ACRES

**TOTAL LOTS:** 37 TOWNHOUSE LOTS

**EXISTING ZONING:** R-M, R-15, R-12, I-1, C-2

**PROPOSED LAND USE:**  
PARCELS TO BE COMBINED AND REZONED AS PD TO ALLOW FOR TOWNHOME DEVELOPMENT, OFFICE USE, CHURCH USE, AND A PROPOSED TRAIL CONNECTION THROUGH ALL PARCELS.

**INTERNAL LOTS SETBACKS:**

FRONT: 20'  
SIDE: 11'  
REAR: 25'

**BUFFERS:** 35' STREAM BUFFER  
25' BUFFER WHERE PROPERTY DOES NOT ABUT RESIDENTIAL SCREENING REQUIREMENT WAIVED WITHIN THE BUFFER DUE TO PD STATUS OF PROPERTY (ORDINANCE 5:9.8.3)

**LIGHTING:** SITE LIGHTING TO BE DESIGNED TO STANDARDS PRESENTED IN FOUNTAIN INN ZONING ORDINANCE 5:9.8

**NOTES:**

- TRASH COLLECTION TO BE MANAGED PRIVATELY - CONTRACT TO BE ARRANGED THROUGH ESTABLISHED HOA
- POTENTIAL STREAM IMPACT IS TO BE DETERMINED PENDING JURISDICTIONAL WATERS ASSESSMENT (IN PROGRESS)
- THE CURRENT STREAM CENTERLINE SHOWN IS PER AVAILABLE GIS DATA AND IS SUBJECT TO CHANGE

TOWNHOME  
DEVELOPMENT TO  
CONTAIN PARCELS  
0344000300100,  
0344000300600, AND  
0344000300101

EXISTING TREE LINE

RAILROAD STREET

25' WIDE RESIDENTIAL  
BUFFER

POTENTIAL ENTRY  
SIGN PLACEMENT  
(TO COMPLY WITH  
ORDINANCE 5:9.8.2)

PRIVATE ROAD

MAIL CBU

POTENTIAL STREAM  
IMPACT PENDING  
JURISDICTIONAL  
WATERS ASSESSMENT  
(IN PROGRESS)

STREAM  
CENTERLINE  
(PER AVAILABLE GIS DATA)

PROPOSED LOOP TRAIL LOCATION  
SUBJECT TO CHANGE - PENDING  
COORDINATION WITH SCDOT AND  
APPROPRIATE PROPERTY OWNERS

SEEKING APPROVAL  
FOR STORMWATER  
TO BE CONTAINED  
WITHIN THE BUFFER

25' WIDE RESIDENTIAL  
BUFFER

FOWLER STREET

TRAIL TIE IN TO  
PROPOSED PARK

0345001000900  
(EXISTING  
OFFICES)

0345001000702  
(PARKING LOT  
EXPANSION)

0345001000700  
(EXISTING  
CHURCH)

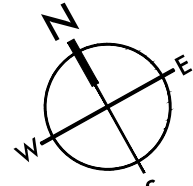
SANITARY SEWER EASEMENT

PROPOSED LOOP TRAIL

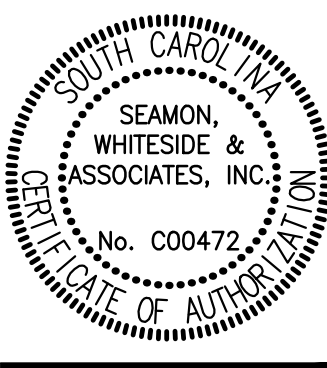
VICINITY MAP (NOT TO SCALE)



0 25 50 100  
SCALE: 1" = 50'



MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1272  
CHARLOTTE, NC  
980.312.5450  
WWW.SEAMONWHITESIDE.COM



**FAIRVIEW AND PARSONS**  
**BLACKSTOCK DEVELOPMENT**  
FOUNTAIN INN, SOUTH CAROLINA

SW+ PROJECT: 10447  
DATE: 12/21/2023  
DRAWN BY: CD/KJ  
CHECKED BY: CD/NM

REVISION HISTORY

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

PRELIMINARY  
DEVELOPMENT  
PLAN  
1.0  
(1 OF 3)

12.21.2023



THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29464 | 508 RHETT STREET, SUITE 101 | GREENVILLE, SC 29601

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TOP OF FIRE  
HYDRANT  
ELEV.: 834.22'



THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION

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12/21/2023 10:46 AM BY: Kayla Jones N:\10447\CD\Parsons\Exhibits\2023-12-21\3\Fairview+Parsons\_P01.dwg

1.2 | NATURAL RESOURCES INVENTORY

NATURAL RESOURCES INVENTORY

WOODED AREA (5.32 ACRES)  
85% OF TOTAL SITE AREA

STREAM BUFFER AREA (0.64 ACRES)  
10% OF TOTAL SITE AREA

SITE DATA

TMS#:  
0344000300100 (3.99 ACRES) - TOWNHOMES  
0344000300600 (1.53 ACRES) - TOWNHOMES  
0344000300101 (0.76 ACRES) - TOWNHOMES  
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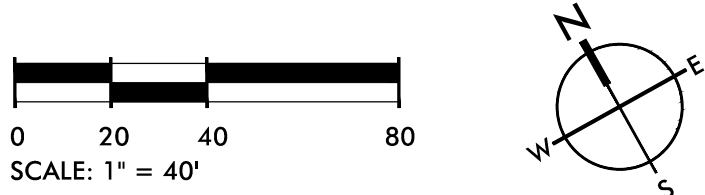
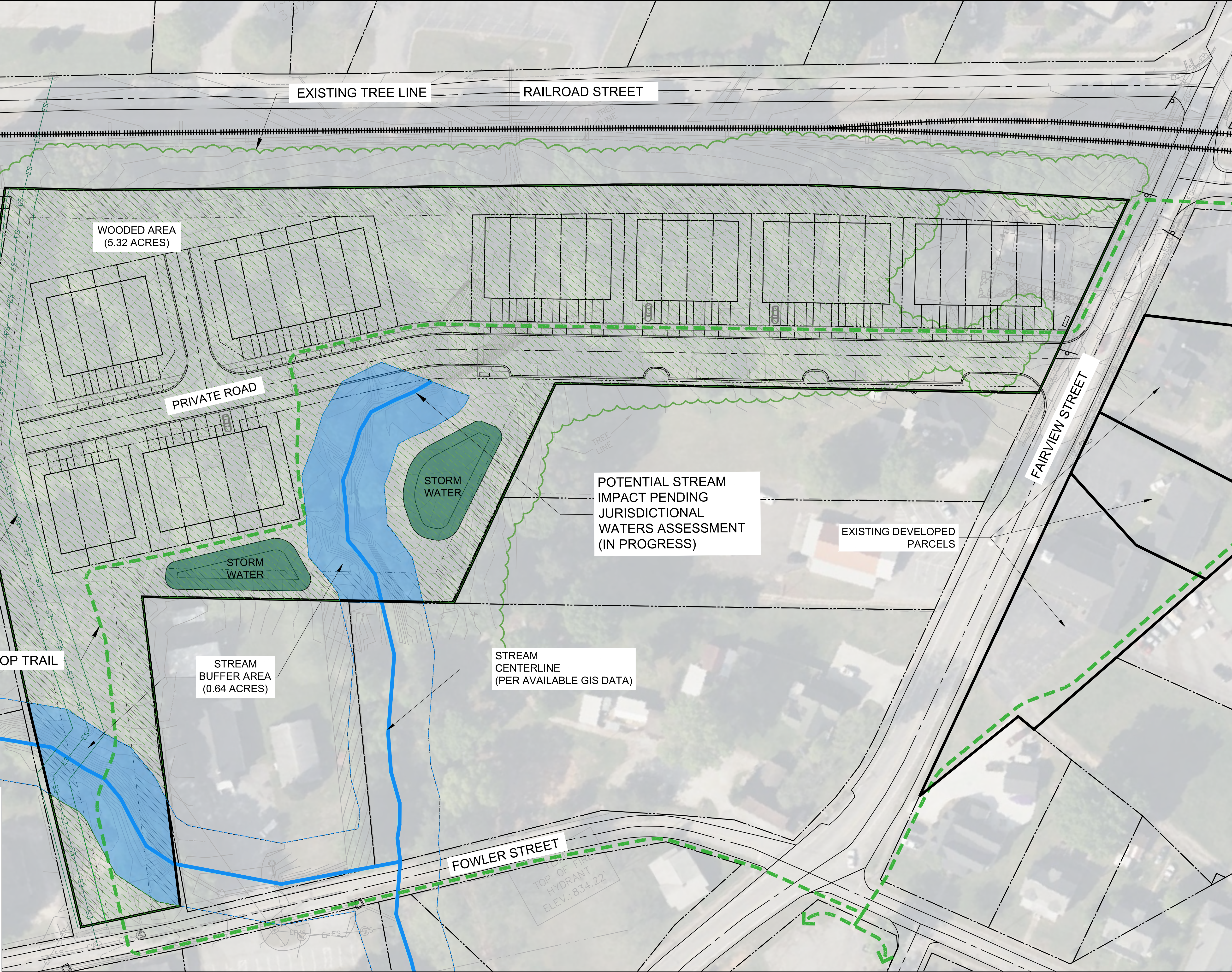
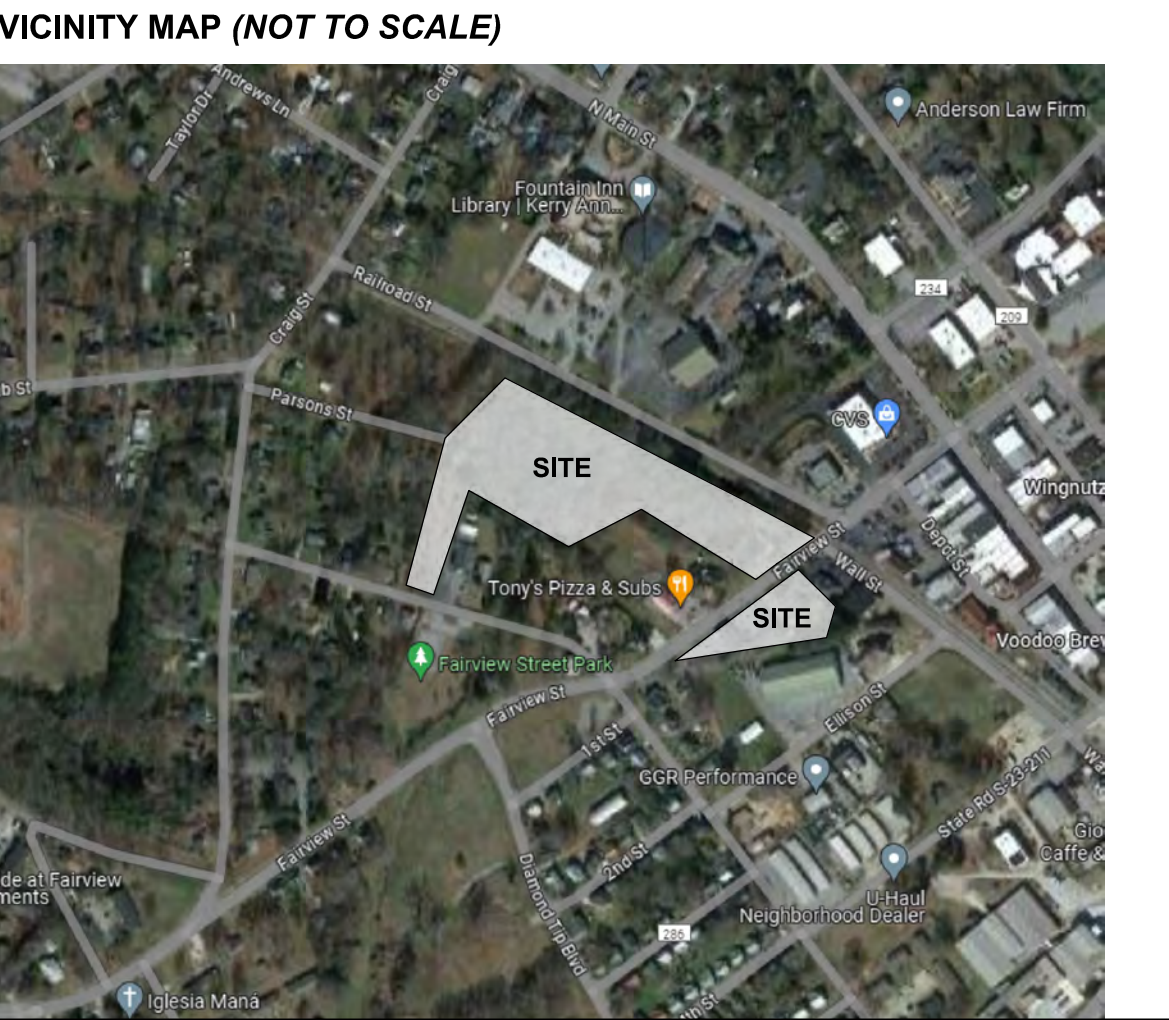
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- THE CURRENT STREAM CENTERLINE SHOWN IS PER AVAILABLE GIS DATA AND IS SUBJECT TO CHANGE



MOUNT PLEASANT, SC 843.884.1667  
GREENVILLE, SC 864.298.0534  
SUMMERVILLE, SC 843.972.0710  
SPARTANBURG, SC 864.272.1272  
CHARLOTTE, NC 980.312.5450  
WWW.SEAMONWHITESIDE.COM



FAIRVIEW AND PARSONS  
BLACKSTOCK DEVELOPMENT  
FOUNTAIN INN, SOUTH CAROLINA

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CHECKED BY: CD/INM

REVISION HISTORY

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
|     |             |      |
|     |             |      |

NATURAL RESOURCES INVENTORY  
1.2  
(3 OF 3)  
12.21.2023





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-2024-03

**APPLICANT:** Alex Dmyterko for Century Development Partners, LLC

**PROPERTY LOCATION:** 1314 and 1318 North Main Street

**PIN/TMS#(s):** 0325000100701, 0325000100707

**EXISTING ZONING:** C-2, Commercial

**REQUESTED ZONING:** FRD, Flexible Review District

**PROPOSED LAND USE:** Retail, Self-Storage

**ACREAGE:** 3.49

**COUNCIL WARD:** 1 – Sanders

**ATTACHMENTS:** Aerial Map  
Zoning Map  
Vicinity Map  
Statement of Intent  
Development Plan

**EXISTING LAND USE:** Commercial, Vacant

**AREA  
CHARACTERISTICS:**

| Direction | Zoning   | Land Use                  |
|-----------|----------|---------------------------|
| North     | C-2, R-M | Single-family Residential |
| East      | R-10     | Single-family Residential |
| South     | C-2      | Government                |
| West      | R-HI     | 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 INNvision Comprehensive Plan, where it is designated as *Commercial Mixed Use*.

**ROADS AND TRAFFIC:**

North Main Street is a four-lane state-maintained arterial road. The parcels have approximately 226 feet of frontage along North Main Street. There is no sidewalk along the street frontage.

| Location of Traffic Count | Distance to Site | 2017 | 2019            | 2021            |
|---------------------------|------------------|------|-----------------|-----------------|
| North Main Street         | 1160' S          | 9100 | 10300<br>+11.7% | 11100<br>+7.21% |

**CULTURAL AND  
ENVIRONMENTAL:**

No floodplain is present on the site. There are no known historic or cultural resources on the site. There is an existing radio tower on site, which will be removed. Bryson Elementary School is .53 miles from the site.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is requesting to rezone the property from C-2 Commercial to FRD, Flexible Review District to provide a climate controlled self-storage facility and a commercial retail tenant building.

**Proposed Land Uses:**

The intended use for the site is self-storage and retail.

**Architectural Design:**

The exterior walls of the three-story storage building will consist of steel panels, CMU block and stucco. 24" panel projections will provide depth and dimension. Wall height will change every 100' to add depth and dimension. The retail building materials will consist of a combination of brick, CMU block, CMU split face block, or EIFS material.



**Access and Parking:**

Access to the site will be provided by a right in/right out configuration from North Main Street. Parking will be provided in front of the retail stores and in front of the storage facility. Additional loading zones will be located along both sides of the storage building.

**Landscaping and Buffering:**

A 10' landscape buffer with screening will be provided along all property lines adjacent to a residential zone or use. An 8' roadside buffer will be provided along North Main Street. All required screening within the buffers will be provided per Section 5:9.8.3 of the Zoning Ordinance.

**Signage and Lighting:**

All signage will comply with the attached sign package criteria and Section 5:9.8.3. All lighting will comply with the City of Fountain Inn Zoning Ordinance.

**CONCLUSION:**

Self Storage facilities are not allowed in the C-2 Commercial Zoning District. The request to change the existing zoning from C-2 Commercial to FRD, Flexible Review District will allow the climate-controlled storage facility. The site is designed to comply with the Commercial Design Standards that apply to the C-2 Zoning District. The proposed development is compatible with the Commercial Mixed-Use Character Area as identified in the INNvision Comprehensive plan.

**STAFF  
RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the following conditions:

1. A Final Development Plan must be reviewed and approved prior to the issuance of any permits.



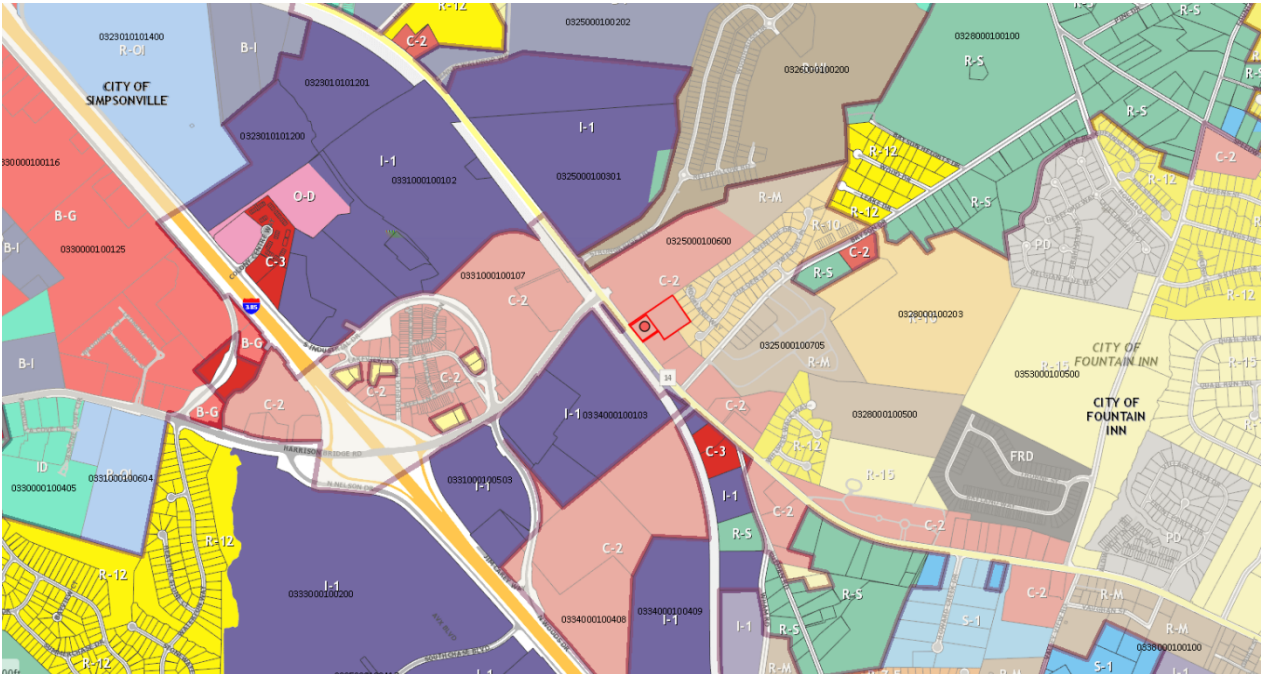


## Aerial Photography



## Zoning Map





Vicinity Map



# STOWE Storage Facility & Commercial Retail Stores

## “Statement of Intent”

+/-3.49 Acres

Flexible Review District (FRD) – Storage & Commercial  
North Main Street – City of Fountain Inn, SC

*Statement of Intent*

February 08, 2024

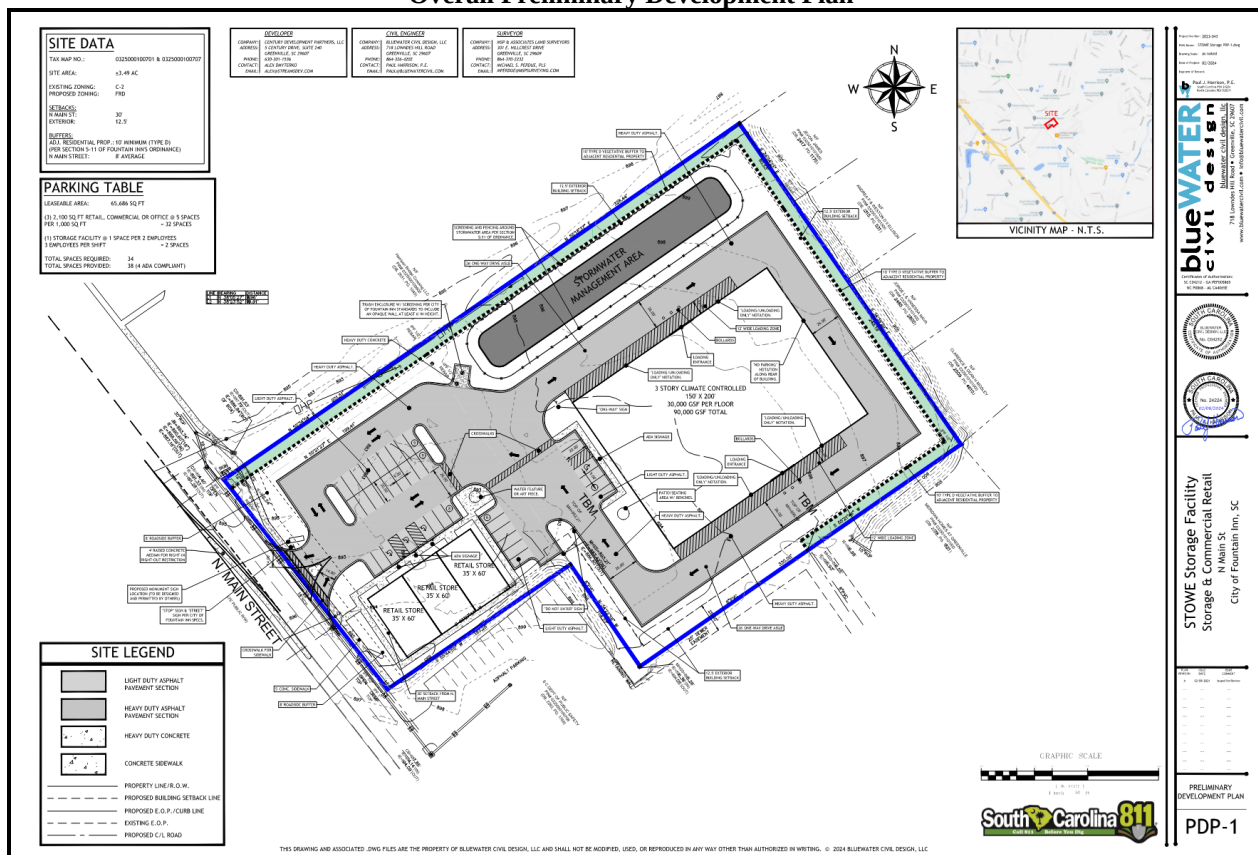
### Applicant

Century Development Partners, LLC  
Alex Dmyterko  
5 Century Drive, Suite 240  
Greenville, SC 29607  
(630) 301-1536  
[alex@streamsdev.com](mailto:alex@streamsdev.com)

### Civil Engineer

Blewater Civil Design, LLC  
Paul J. Harrison, P.E.  
718 Lowndes Hill Road  
Greenville, SC 29607  
(864) 326-4202  
[paul@blewatercivil.com](mailto:paul@blewatercivil.com)

### Overall Preliminary Development Plan





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### **1.0 Site Location & Property Description**

The property consists of +/- 3.49 acres located along N Main St (SC-14) with Greenville County TMS# 0325000100701 & 0325000100707. The property is currently zoned C-2 in the City of Fountain Inn. The developer is requesting to rezone the property to Flexible Review District (FRD) in the City of Fountain Inn to provide a climate controlled self-storage facility and commercial retail stores.

### **2.0 Existing Site Features**

The property consists mostly of open fields and an existing commercial strip business with parking area fronting N Main St. There is also an existing radio tower in the center of the property that is to be removed. N Main St is a state-maintained road (SC-14). The residential development known as Stoneledge Cottages is adjacent to the property to the north. The Fountain Inn SCDMV is adjacent to the property to the south. See Appendix C for Natural Resources Inventory.



**Figure 1: Overall Property Map**





Figure 2: Existing Topo and Site Aerial

### 3.0 Existing Infrastructure & Utilities

N Main St (SC-14) is a 4-lane state road with a TWTL and a speed limit of 45 MPH.

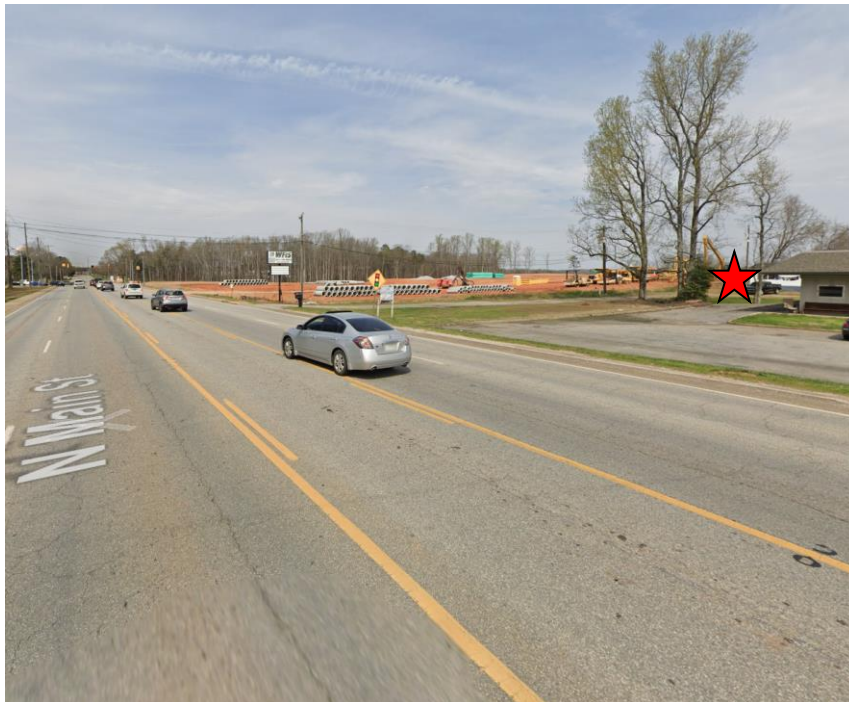


Figure 3: Street View of N Main St Looking Right





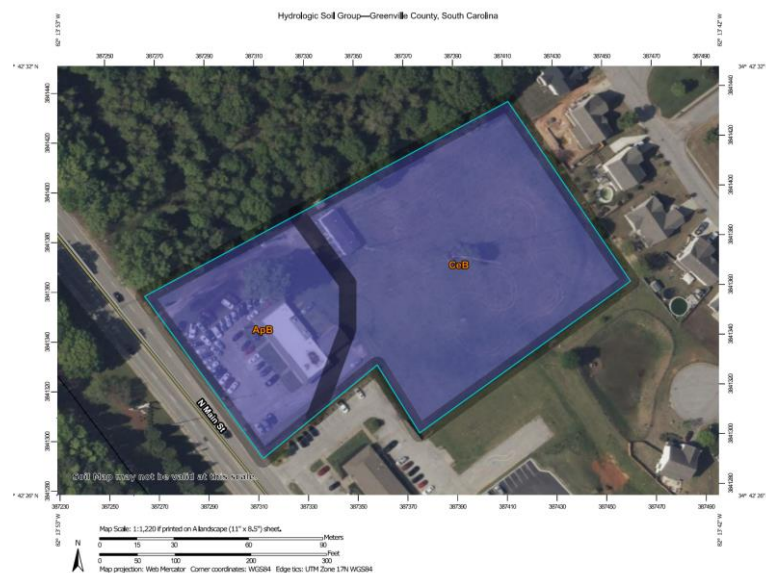
**Figure 4: Street View of N Main St Looking Left**

The City of Fountain Inn will be the provider of sewer to the site. There is an existing 8" City of Fountain Inn sewer line on the property. Greenville Water Systems will be the provider of water to the site. There is an existing 16" GWS water main along N Main St.

Fountain Inn Fire Department is located at 200 N Main St and is approximately 1.96 miles from the site. Duke Power will be the electrical provider for the site. Piedmont Natural Gas will be the gas provider. Charter is able to serve the site as the internet, cable, and phone provider. Please refer to Appendix A for the willingness to serve letters for this site.

#### **4.0 Existing Soils & Hydraulic Features**

An existing soils map is provided below for the property. Please see more detailed description in Appendix C.



**Figure 5: Soils Map (See Appendix C for Soils Report)**



### **5.0 Site Development**

The site will consist of (1) climate controlled self-storage facility in the rear of the property and (3) attached commercial retail stores at the front near N Main St. The storage facility will be approximately 150' x 200' and climate controlled. It will consist of (3) stories with approximately 30,000 GSF per floor for an approximate 90,000 total GSF. There will be approximately 650-700 storage units in the facility. The (3) attached commercial retail stores each have dimensions of approximately 35' x 60'. Tenants of these retail stores may be one of the allowed uses in C-2 zoning district specified below or any other C-2 use that staff may deem appropriate:

- Accountant
- Automobile parts or accessories
- Bakery
- Bank or savings and loan
- Barber shop
- Beauty shop
- Cafe
- Delicatessen
- Dental clinic
- Florist
- Mattress Shop
- Office, business or professional
- Optician
- Paint Store
- Photography Studio
- Restaurant
- Sandwich shop
- Veterinary clinic

Access into the site has been restricted by SCDOT to a right-in/right-out (RI/RO) only. The RI/RO location is constrained to the center of the lot frontage along N Main Street in order to maximize driveway spacing from the adjacent DMV and to keep the RI/RO median out of the left-turn lane storage for Stoneledge Cottages. Cross-access may be allowed through adjacent properties if agreed upon by both parties. SCDOT correspondence has been included in Appendix A.

Parking will be provided at the entrance to the site in front of the proposed (3) commercial retail stores as well as in front of the storage facility. A minimum 26' wide two-way drive will be provided for the parking areas in front of the (3) commercial retail stores. A minimum 24' wide one-way drive will be provided around the storage facility for circulation. The northwest side and southeast side of the storage facility will each have a 12' x 40' loading zone for vehicles to pull off, as shown on the PDP. A 5' wide sidewalk will be provided along the exterior walls with building entrances and shall be no less than 6' from the exterior wall of the building to provide foundation landscaping per Section 7:13.4-2 of the ordinance.

### **5.1 Setbacks**

All the proposed setbacks for this project are as follows:

- a) 30' minimum setback along North Main Street
- b) 12.5' minimum perimeter setback along exterior property lines

If the development proceeds as expected, the build-out will be completed within approximately 2 years.

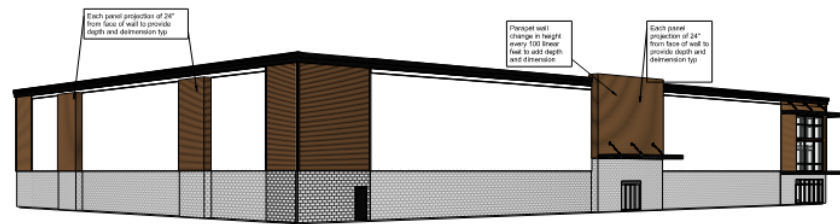
### **6.0 Buildings & Materials**

The storage facility will have building materials that may consist of steel for the interior and exterior walls, concrete foundation, masonry for the stairway and elevator, and a rubber or steel roof. The commercial retail stores will have building materials that may consist of brick, CMU, split face CMU, EIFS, or a combination of any of those materials. The commercial retail stores will be oriented perpendicular to N Main Street, facing Stoneledge Cottages. The storage facility



behind the retail stores will face N Main St. The building elevations provided are examples of how the proposed buildings are expected to look.

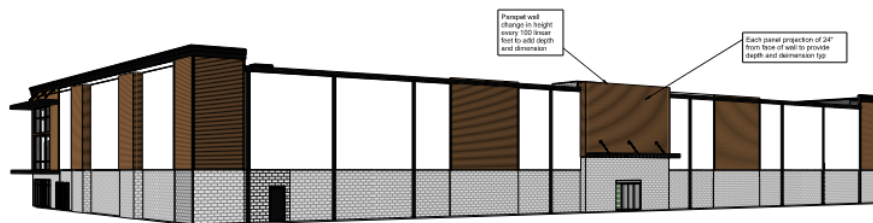
Please note the signage provided for the proposed (3) retail stores are samples to represent signage location and are not necessarily the official tenants. The tenants for the retail stores will be determined at a later date and will adhere to one of the proposed uses specified under Section 5.0 Site Development of this SOI. See Appendix E for sample building elevations, specific sign package criteria, and sample sign package for the retail store signage.



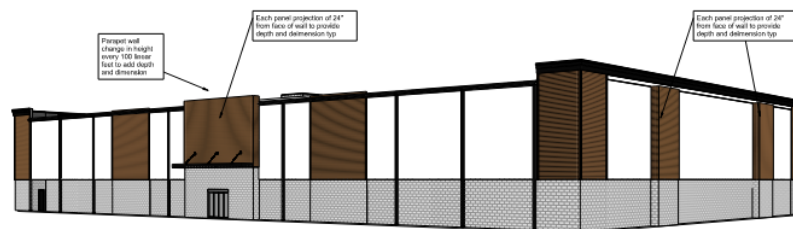
AD202.0.3 - FRONT LEFT



AD202.0.2 - FRONT RIGHT



AD202.0.1 - REAR LEFT



AD202.0.0 - REAR RIGHT

**Figure 6: Sample Storage Building Elevation**





**Figure 7: Sample Retail Signage and Building Elevation**

### **7.0 Landscaping, Lighting, & Signage**

The adjacent residential properties will be buffered by a minimum 10' Type D landscaped buffer, as indicated on the Landscaping Plan. A minimum 8' wide roadside buffer will also be provided along N Main Street to buffer the parking areas from N Main Street, as indicated on the Landscaping Plan. Interior planting shall be provided for the parking areas per section 5:9.10.3 of the ordinance. A 6-foot wall, fence, berm, evergreen screening plant material or a combination thereof shall be provided for screening the adjacent residential properties per Section 5:9.8.3 of the ordinance. Where overhead power lines interfere (adjacent to Stoneledge Cottage), understory trees and/or shrubs may be used to meet screening requirements.

The stormwater management area will be screened by an evergreen vegetative hedge and fencing, per Section 5:11 of Fountain Inn's Ordinance. The proposed trash enclosure shall be



screened with an opaque wall/fencing, as noted on the PDP. The parking lot and associated drives shall be lit with light fixtures with a maximum height of 25' that meet the City of Fountain Inn's lighting standards per Section 7.13.6. A lighting and photometrics plan shall be provided with the building permit application, per Section 7.13.6-7.



**Figure 8: Sample Parking Area Lighting**

Typical stop signs and other necessary signage will be provided per City of Fountain Inn standards. Cluster mailbox (CBU) location will be provided in accordance with USPS guidelines.



**Figure 9: Sample CBUs & Street Signs**

### **8.0 Site Drainage**

The site ultimately drains to the western corner at the front of the property adjacent to Stoneledge Cottages at N Main. Stormwater management will be addressed through the installation of an above ground or underground pond in the approximate location shown on the PDP.

### **9.0 Additional Public Improvements**

A RI/RO will be required for access into the development in coordination with SCDOT. In order to best adhere to the Commercial Development Standards, (2) public amenities shall be provided per Section 7:13.4-2.E of the ordinance. One public amenity may consist of either a water feature or art piece in front of the commercial retail stores adjacent to the parking areas. The second public amenity may consist of patio/seating area with benches adjacent to the



parking area in front of the storage facility. Additionally, the proposed sidewalk along N Main Street and the area west of the retail stores allows room for a potential future bus stop for the City of Fountain Inn.

The proposed sewer lines for the property will tie into the existing City of Fountain Inn sewer main located on the property. The proposed sewer lines will be owned and maintained by the City of Fountain Inn. The proposed water lines for the property will tie into the existing GWS water main located along N Main St. The proposed water lines will be owned and maintained by GWS. Stormwater management will be addressed through the installation of an above ground or underground pond. Any necessary improvements for power, gas, cable, data, and any other applicable utilities will be made and coordinated with the utility providers to serve the development. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local laws and ordinances.

#### **10.0 Property Owner's Association**

A Property Owner's Association (POA) shall be established for the development. The POA shall own and maintain the stormwater management facilities and be responsible for maintaining the proposed storage facility, commercial retail stores, and common grounds.



# *Appendix A*

---

## *Willingness to Serve Letters & SCDOT Correspondence*





Mailing Address:  
664 Issaqueena Trail  
Clemson, SC 29630  
o: 864.234.4405

August 15, 2023

Sarah Webb  
Blue Water Civil Design, LLC  
718 Lowndes hill Road  
Greenville, SC 29607

RE: Property located at 1318 Main St. in Fountain Inn, SC

Dear Ms. Webb:

This letter confirms that Duke Energy can provide electric service to the proposed site located at 1318 Main St. in Simpsonville, SC (Greenville County Tax Map #0325000100701 & #0325000100707) provided all necessary easements, permits and rights-of-way can be obtained. Please contact Duke Energy at 1-800-777-9898 when your construction plans are complete so we can discuss your electrical service requirements.

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

A handwritten signature in black ink that reads "Kim Ball". The signature is written in a cursive, flowing style.

Kim Ball  
Engineering Design Associate



# Public Main Extension Preliminary

## Capacity Request Form

Form Revision Date: 4/13/2016

### Project Information

Project Name: STOWE Storage Date: 9/14/2023

Engineer (Company): Bluewater Civil Design Phone: 864-326-4202

Engineer (Contact): Paul J Harrison, PE Signature: *Paul J. Harrison*

Engineer Address: 718 Lowndes Hill Rd, Greenville, SC 29607 Email: paul@bluewatercivil.com

Developer (Company): Century Development Partners, LLC Phone: 630-301-1536

Developer (Contact): Alex Dmyterko Email: alex@streamsdev.com

Developer Address: 5 Century Drive, Suite 240, Greenville, SC 29607

Tax Map Numbers for Project: 0325000100701 & 0325000100707

Proposed Water Resource Recovery Facility: Durbin Creek WWTP (SC0040002)

Estimated Total Sewer Flow: 1,558 gal/day. Attach Flow Calculations. (Average daily flow as calculated using SCDHEC Unit Contributory Loadings)

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

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

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

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

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

### Primary Satellite Sewer Agency Preliminary Approval

Agency Name: City of Fountain Inn

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

Comments: \_\_\_\_\_

Collection Agency Signature: *R.A. Hallon*

Date: 18 Sep 23

### Secondary (Transport) Sewer Agency Preliminary Approval

Agency Name: \_\_\_\_\_

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

Comments: \_\_\_\_\_

Collection Agency Signature: \_\_\_\_\_

Date: \_\_\_\_\_

### ReWa Preliminary Approval

☒ ReWa has verified all affected agencies have completed review form.

ReWa Project No: PME2023-0216

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

Approved Connection Point? ☒ Yes ☐ No

Is project authorized to move to the Step 2 permitting process? ☒ Yes ☐ No

ReWa Pretreatment form attached? ☒ Yes ☐ N/A

Comments: \_\_\_\_\_

ReWa Representative: *Kimberly Volk*

Date: 9.18.2023

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



# FOUNTAIN INN FIRE DEPARTMENT

200 N. MAIN ST – FOUNTAIN INN – SC- 29644

August 30, 2023

Sarah Webb  
Bluewater Civile Design, LLC  
718 Lowndes Hill Rd  
Greenville SC, 29607

Re: 2023-043

Mrs. Webb,

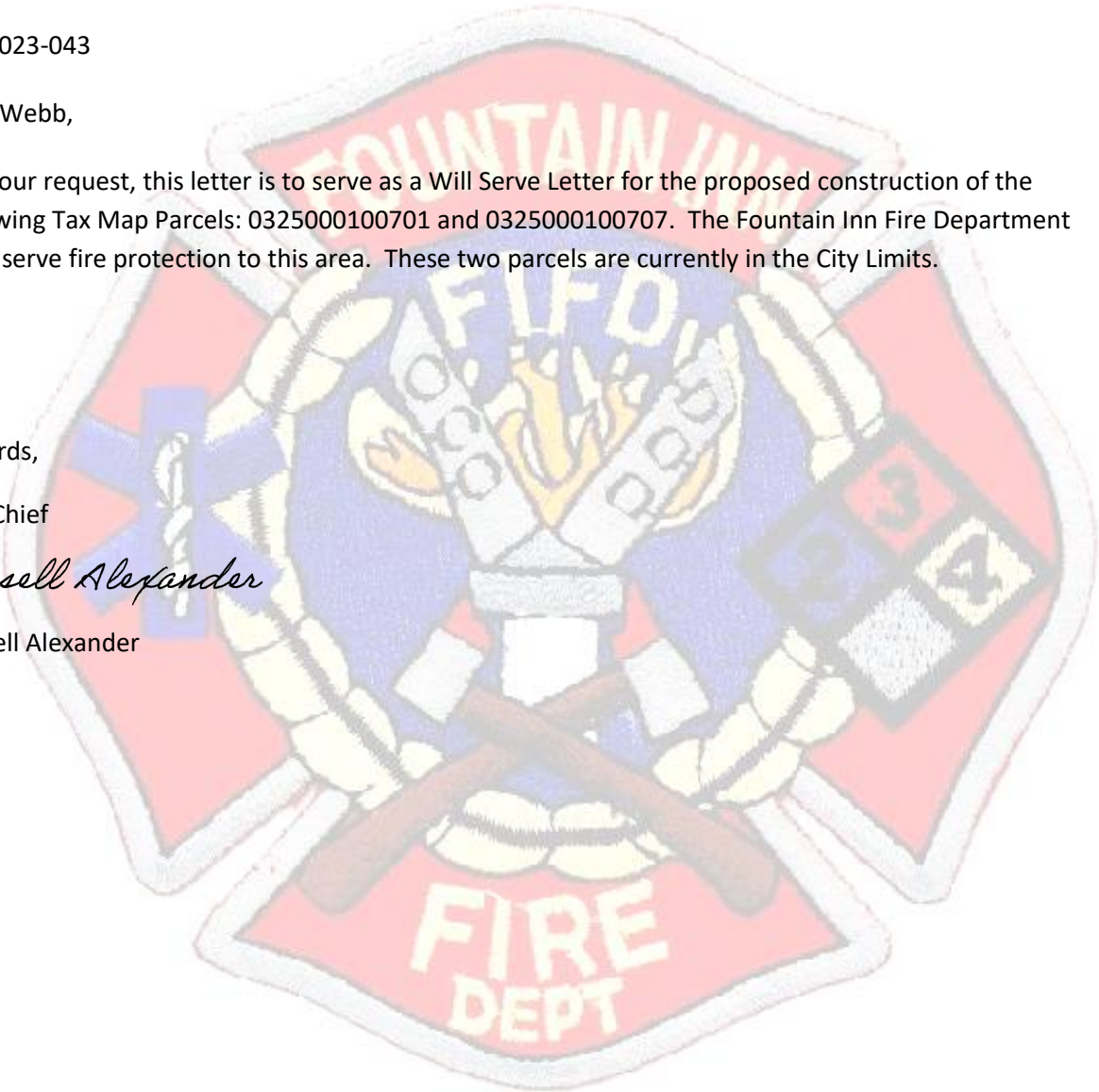
Per your request, this letter is to serve as a Will Serve Letter for the proposed construction of the following Tax Map Parcels: 0325000100701 and 0325000100707. The Fountain Inn Fire Department does serve fire protection to this area. These two parcels are currently in the City Limits.

Regards,

Fire Chief

*Russell Alexander*

Russell Alexander







September 1, 2023

Bluewater Civil Design, LLC  
Attn: Ms. Mary Paige  
718 Lowndes Hill Road  
Greenville, SC 29607  
Via Email: mary@bluewatercivil.com

RE: Tax Map #0325000100701 & 0325000100707 – 1314 N Main Street (4 commercial units)

Dear Ms. Paige:

Greenville Water owns and operates a 16-inch water line along N Main Street which is available to serve the above referenced properties according to the rules and regulations of Greenville Water.

These properties are currently served by accounts 0035702010 and 0035702000, each with a 5/8" meter.

System improvements may be required at the developer's expense. A substantially complete set of plans and estimated total domestic and fire demand should be submitted to Greenville Water for review for final capacity determination.

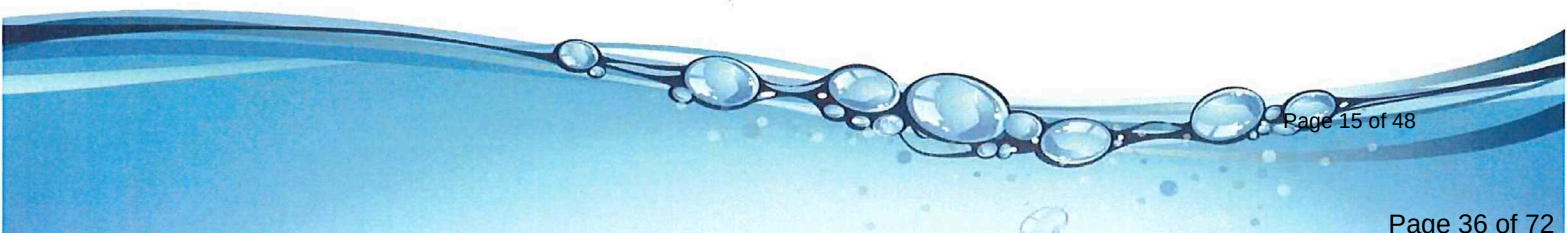
A map of the water mains in the area has been included for your convenience.

Sincerely,  
GREENVILLE WATER

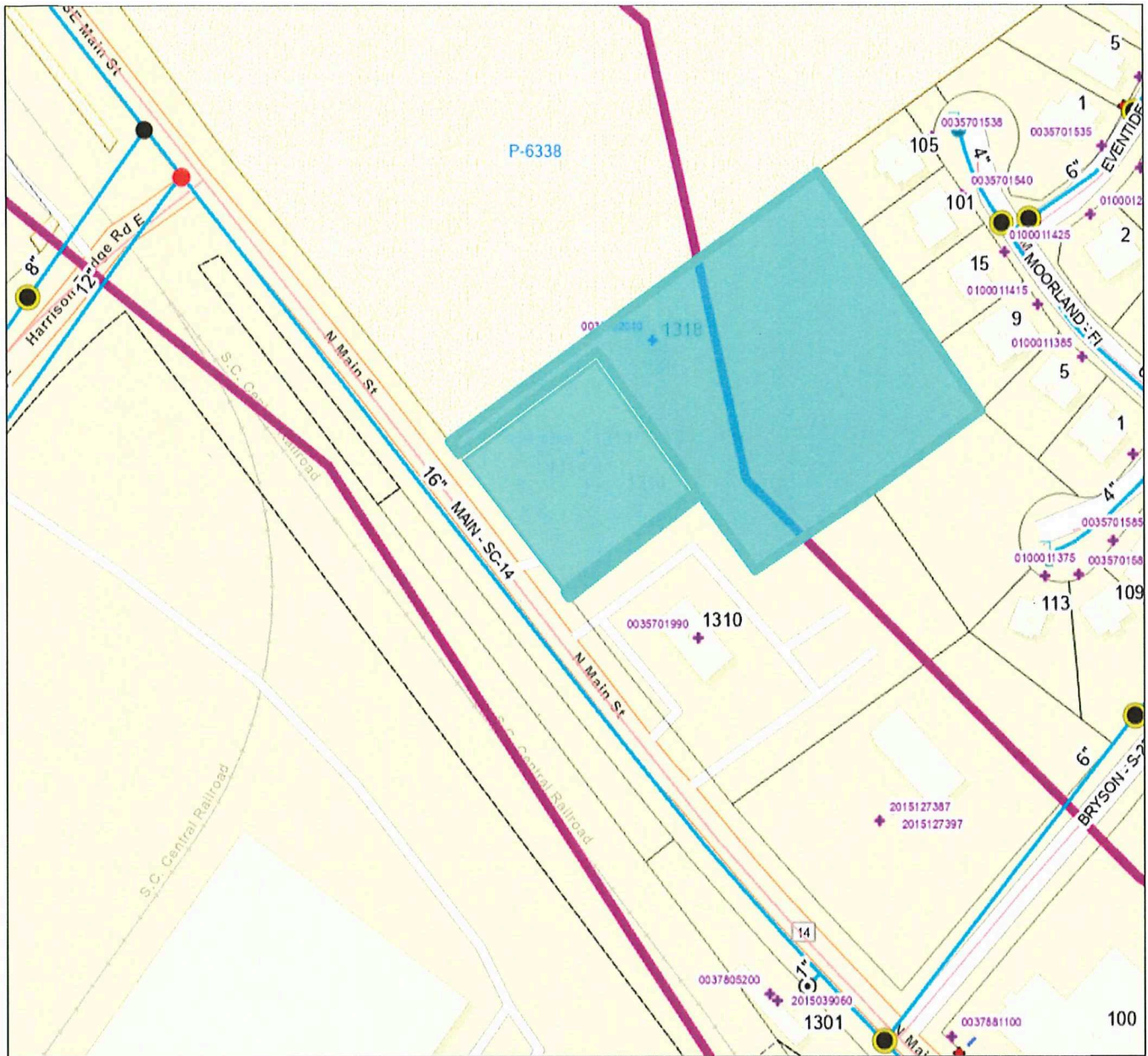


Mark Hattendorf  
Director of Engineering

MH/as  
Enclosure







Map Scale: 1:2257 | Map Date: 09/01/2023

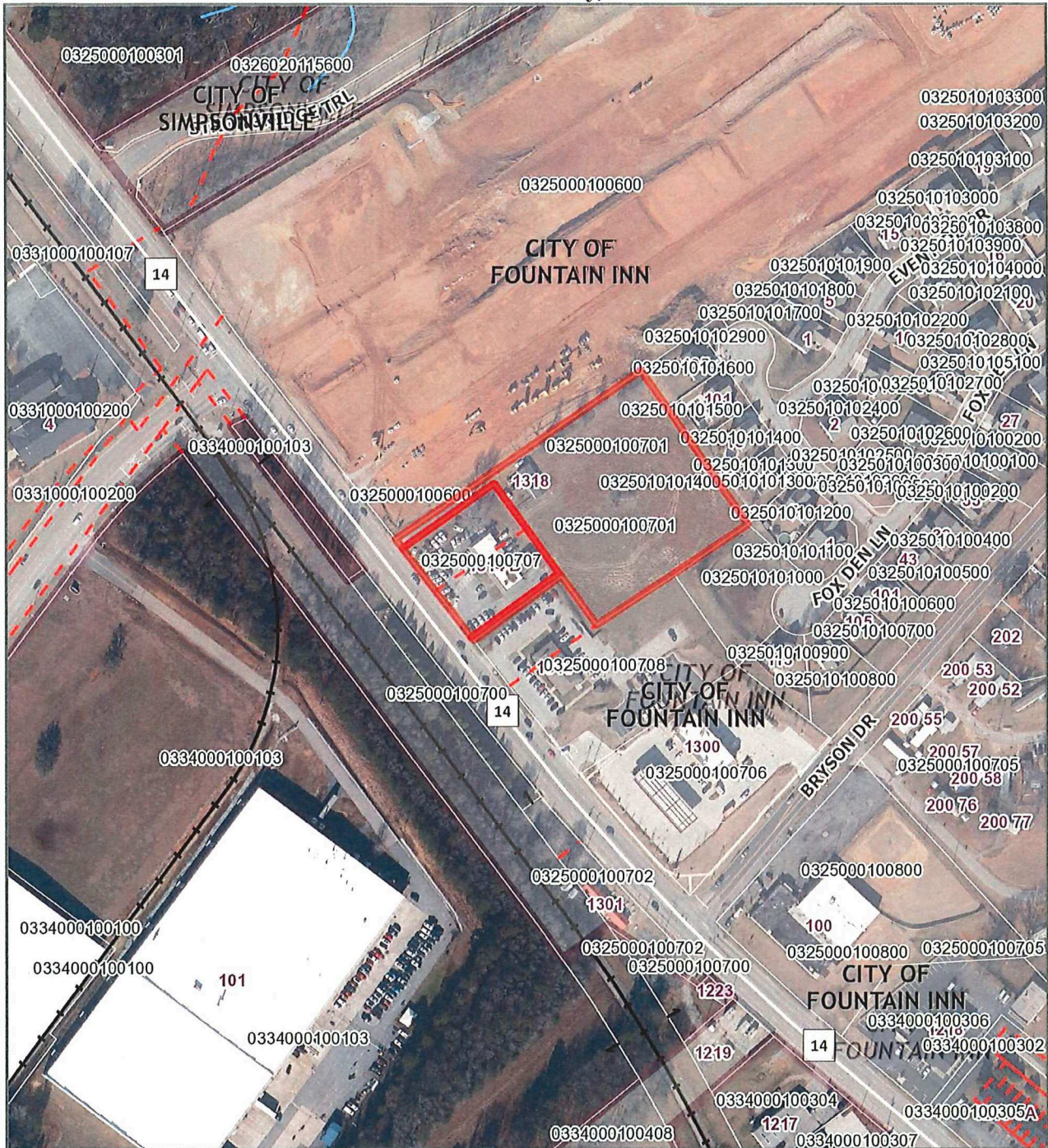
## Legend

|                                                                   |                                                                                                                |                                                                                                                                       |                                                                                                                                                                 |                                                                                                                                                                                                 |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Accounts_Meters</b><br>No Meter Set<br>No Account<br>Meter Set | Direction Not Known<br>Altitude Valves<br>Air Valves<br>Blow Off Valves<br>Check Valves<br>Flow Control Valves | <b>Hydrant Valves</b><br>Open Left<br>Open Right<br>Direction Not Known<br><b>Gate Valves</b><br>Open Left, CLOSED<br>Open Left, Open | Open Right, CLOSED<br>Open Right, Open<br>Direction Not Known<br>Pressure Reducing Valves<br>Hydrant<br>Address Point<br><b>Water Main</b><br>Private<br>Public | Public (PCCP Material)<br>Public (Previously Private)<br>Road Centerline<br>Greenville City Limit<br>Greenville City Annexation Area<br>Greenville County Boundary<br>GW Service Area<br>Parcel |
|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

This map is a user generated static output from the Greenville Water Web GIS application and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



# Greenville County, SC



1 Harrison Bridge Crossing LLC  
MAIN

2 Harrison Bridge Crossing LLC  
MAIN



*Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.*

Map Scale  
1 inch = 267 feet  
9/1/2023





August 16th , 2023

Sarah Webb  
Bluewater Civil Design, LLC  
718 Lowndes Hill Rd  
Greenville, SC 29607

Re: Stowe Storage N Main St, Fountain Inn (Greenville County)

Ms. Webb:

I received your request regarding Charter/Spectrum being able to service the area for Stowe Storage N Main St, (0325000100701), Fountain Inn, SC. This site is well within of our current service area for high speed internet, cable television and home and cell phone services. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and provide an estimate, if needed. Please keep me updated on the progress for this job. Thank you for your time and we look forward to working with you on this and future projects.

If I can be of further assistance to you, please do not hesitate to contact me.

Sincerely,

Shaun Shearer



Shaun Shearer | Business Development Specialist | [864.347.0455](tel:864.347.0455)

Email: [shaun.shearer@charter.com](mailto:shaun.shearer@charter.com)

1511 S. Batesville Rd | Greer, SC 29650



## Mary Paige

---

**From:** Olson, Benjamin G. <OlsonBG@scdot.org>  
**Sent:** Thursday, June 29, 2023 2:06 PM  
**To:** Chrissy Drake; Cisson, Jason S.  
**Cc:** Smith, Joel J.; Paul Harrison; Mary Paige  
**Subject:** RE: STOWE storage - N Main Street, Ft. Inn near Harrison Bridge Road  
**Attachments:** STOWE Storage RIRO Exhibit.pdf

Good Afternoon Chrissy,

As discussed, please see our attached thoughts on utilizing the RIRO for access. Let us know if you have any questions.

Thanks,  
Ben

---

**From:** Chrissy Drake <cdrake@bluewatercivil.com>  
**Sent:** Monday, June 26, 2023 3:10 PM  
**To:** Cisson, Jason S. <CissonJS@scdot.org>; Wilson, Brandon E. <WilsonBE@scdot.org>; Olson, Benjamin G. <OlsonBG@scdot.org>  
**Cc:** Smith, Joel J. <SmithJJ@scdot.org>; Paul Harrison <paul@bluewatercivil.com>; Mary Paige <mary@bluewatercivil.com>  
**Subject:** RE: STOWE storage - N Main Street, Ft. Inn near Harrison Bridge Road

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Jason,

I believe Paul plans to bring this site up again in our meeting on Thursday. Due to the mitigations for Stoneledge Cottages the taper length for the left turn at the lighted intersection goes beyond the planned entrance location that would be restricted to RI/RO for the proposed storage/retail of this site. The median that would need to be installed in the TWLTL would interfere with the stacking taper length of the left turn (see attached exhibit). We plan to go more in depth on the discussion this Thursday to come up with a solution.

Thanks,

**Chrissy L. Drake, PE**  
Bluewater Civil Design, LLC - Project Manager  
5 Century Drive - Suite 230  
Greenville, SC 29607

Mailing Address:  
718 Lowndes Hill Road  
Greenville, SC 29607

Cell: 864-320-8968  
Email: [cdrake@bluewatercivil.com](mailto:cdrake@bluewatercivil.com)  
Please visit our website at: [www.bluewatercivil.com](http://www.bluewatercivil.com)

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Page 19 of 48



---

**From:** Cisson, Jason S. <[CissonJS@scdot.org](mailto:CissonJS@scdot.org)>  
**Sent:** Monday, June 26, 2023 3:05 PM  
**To:** Chrissy Drake <[cdrake@bluewatercivil.com](mailto:cdrake@bluewatercivil.com)>; Wilson, Brandon E. <[WilsonBE@scdot.org](mailto:WilsonBE@scdot.org)>; Olson, Benjamin G. <[OlsonBG@scdot.org](mailto:OlsonBG@scdot.org)>  
**Cc:** Smith, Joel J. <[SmithJJ@scdot.org](mailto:SmithJJ@scdot.org)>; Paul Harrison <[paul@bluewatercivil.com](mailto:paul@bluewatercivil.com)>; Mary Paige <[mary@bluewatercivil.com](mailto:mary@bluewatercivil.com)>  
**Subject:** RE: STOWE storage - N Main Street, Ft. Inn near Harrison Bridge Road

Chrissy,

After reviewing, SCDOT would not be able to offer any more access than the restricted (RIRO) driveway as stated in the most recent bi-monthly meeting. The RIRO driveway would need to be installed per SCDOT standards (Figure A-7.1) with a driveway and road median. Due to the existing DMV driveway, the RIRO would need to be towards the NW corner of the parcel to maximize spacing available. Maintain minimum 30' throat length into the site (parking lot). All existing driveways will need to be removed as part of driveway permit. Thanks.

*Jason S. Cisson, MBA*

**Assistant District Permit Engineer**

**SCDOT-District 3**

**T: (864) 241-1010 Ext. 6038**

**F: (864) 241-1115**

**Email:** [cissonjs@scdot.org](mailto:cissonjs@scdot.org)

---

**From:** Chrissy Drake <[cdrake@bluewatercivil.com](mailto:cdrake@bluewatercivil.com)>  
**Sent:** Thursday, June 15, 2023 3:14 PM  
**To:** Wilson, Brandon E. <[WilsonBE@scdot.org](mailto:WilsonBE@scdot.org)>; Olson, Benjamin G. <[OlsonBG@scdot.org](mailto:OlsonBG@scdot.org)>  
**Cc:** Smith, Joel J. <[SmithJJ@scdot.org](mailto:SmithJJ@scdot.org)>; Cisson, Jason S. <[CissonJS@scdot.org](mailto:CissonJS@scdot.org)>; Paul Harrison <[paul@bluewatercivil.com](mailto:paul@bluewatercivil.com)>; Mary Paige <[mary@bluewatercivil.com](mailto:mary@bluewatercivil.com)>  
**Subject:** STOWE storage - N Main Street, Ft. Inn

\*\*\* This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. \*\*\*

Brandon/Ben,

Hope this email finds you well. After bringing this new site plan to Joel and Jason's attention during our bi-weekly meetings they suggested sending the site plan to you both for review as well. We have a client that is looking to do a mixed use development on TMS parcels 0325000100701 & 0325000100708 that will be self storage and some retail stores. These parcels are nestled between Stoneledge Cottages and the DMV along N Main Street in Fountain Inn. It's looking like the best location for an access would be as close to Stoneledge Cottages as possible, approximately 225' away from the DMV access. With N Main Street being a 45 mph road we would need to apply for a variance for the drive spacing. Joel and Jason both mentioned it would likely be restricted to a RI/RO access only but wanted you guys to have a chance to review and weigh in if there are other options available? Please take some time to review and let us know if you have any further questions.

Thanks,

Chrissy L. Drake, PE

Page 20 of 48



**Bluewater Civil Design, LLC - Project Manager**  
5 Century Drive - Suite 230  
Greenville, SC 29607

Mailing Address:  
718 Lowndes Hill Road  
Greenville, SC 29607

Cell: 864-320-8968  
Email: [cdrake@bluewatercivil.com](mailto:cdrake@bluewatercivil.com)  
Please visit our website at: [www.bluewatercivil.com](http://www.bluewatercivil.com)

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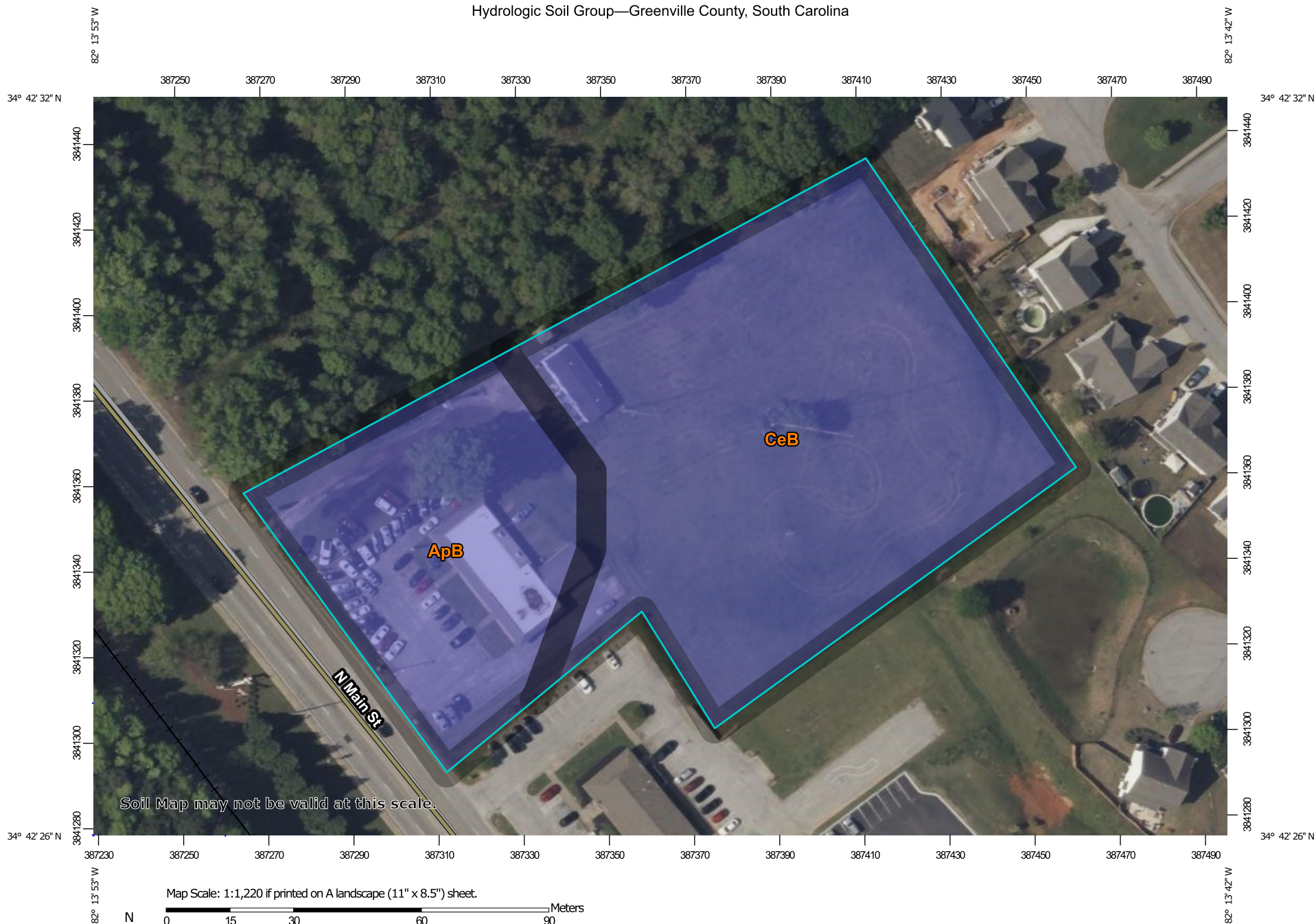
# *Appendix B*

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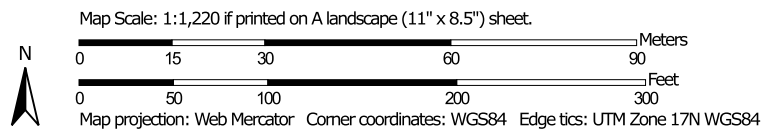
## *Soils Map & Report*



# Hydrologic Soil Group—Greenville County, South Carolina



Soil Map may not be valid at this scale.



**MAP LEGEND****Area of Interest (AOI)**
 Area of Interest (AOI)
**Soils****Soil Rating Polygons**

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

**Soil Rating Lines**

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

**Soil Rating Points**

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

**Water Features**
 Streams and Canals
**Transportation**

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

**Background**
 Aerial Photography
**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Greenville County, South Carolina  
 Survey Area Data: Version 18, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 19, 2022—Apr 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Hydrologic Soil Group

| Map unit symbol                    | Map unit name                             | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|-------------------------------------------|--------|--------------|----------------|
| ApB                                | Appling sandy loam, 2 to 6 percent slopes | B      | 1.1          | 31.8%          |
| CeB                                | Cecil sandy loam, 2 to 6 percent slopes   | B      | 2.4          | 68.2%          |
| <b>Totals for Area of Interest</b> |                                           |        | <b>3.5</b>   | <b>100.0%</b>  |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*



# *Appendix C*

---

## *Natural Resources Inventory (NRI)*



SITE DATA

TAX MAP NO.:

0325000100701 & 0325000100702

SITE AREA:

±3.49 AC

EXISTING ZONING:

C-2

PROPOSED ZONING:

FRD

SETBACKS:

N MAIN ST: 30'

EXTERIOR:

12.5'

SITE IS LOCATED WITHIN FEMA PANEL 45045C0503E EFF. 8/18/2014 AND IS NOT LOCATED WITHIN A FLOODPLAIN.

DEVELOPER

COMPANY:

CENTURY DEVELOPMENT PARTNERS, LLC

ADDRESS:

5 CENTURY DRIVE, SUITE 240  
GREENVILLE, SC 29607

PHONE:

630-301-1536

CONTACT:

ALEX DMYTERKO

EMAIL:

ALEX@STREAMSDEV.COM

CIVIL ENGINEER

COMPANY:

BLUEWATER CIVIL DESIGN, LLC

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718 LOWMEDES HILL ROAD  
GREENVILLE, SC 29607

PHONE:

864-326-4202

CONTACT:

PAUL HARRISON, P.E.

EMAIL:

PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY:

MSP & ASSOCIATES LAND SURVEYORS

ADDRESS:

301 E. HILLCREST DRIVE  
GREENVILLE, SC 29609

PHONE:

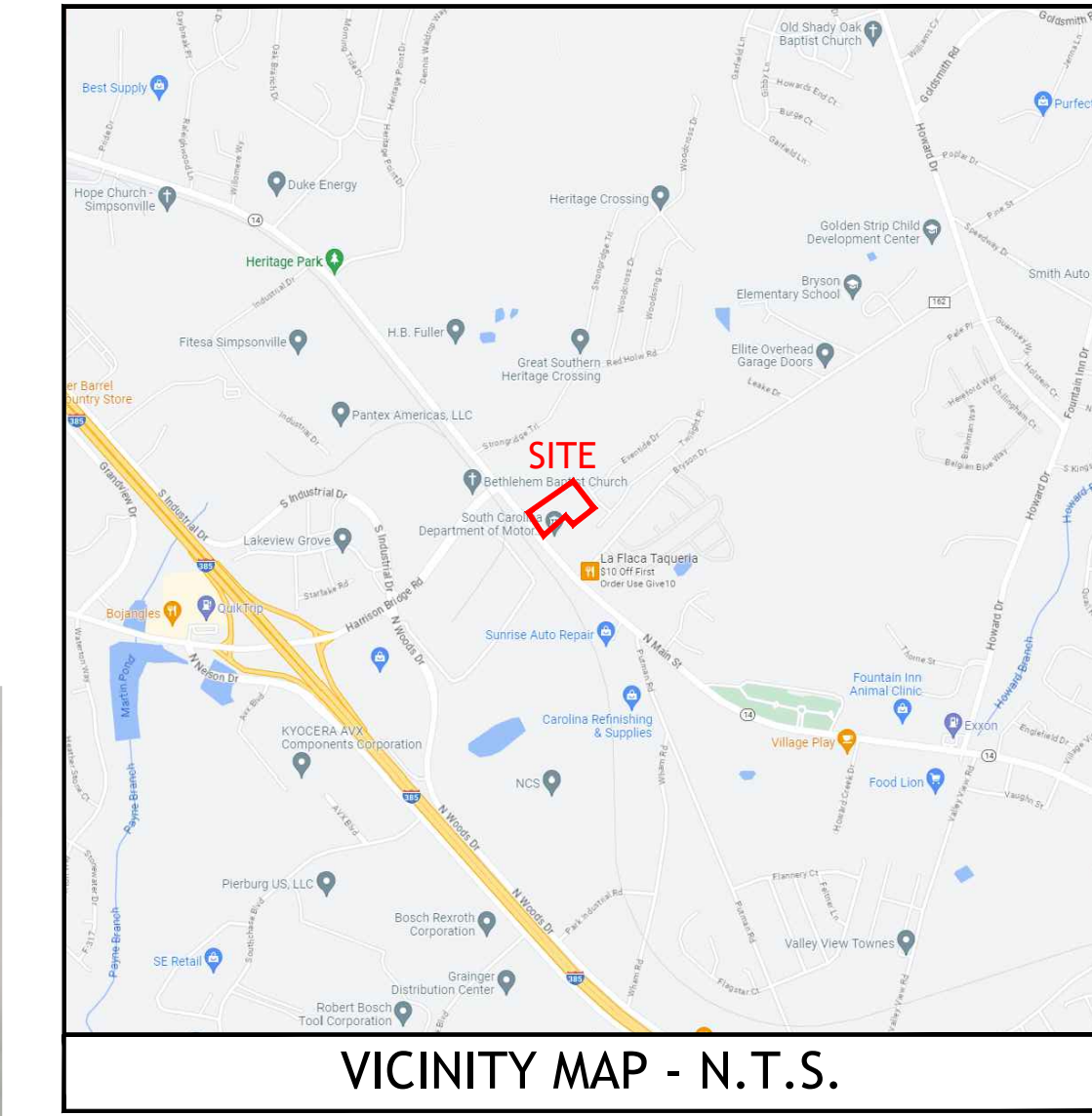
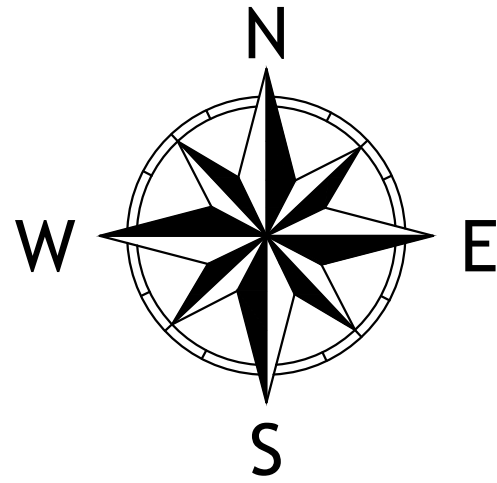
864-370-2232

CONTACT:

MICHAEL S. PERDUE, PLS

EMAIL:

MSPERDUE@MSPSURVEYING.COM



GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100

( IN FEET )

1 inch = 30 ft.

South Carolina 811

Call 811 Before You Dig

Project Number: 2023-043

DWG Name: STOWE Storage PDP-1.dwg

Drawing Scale: AS NOTED

Date of Project: 02/2024

Engineer of Record:

Paul J. Harrison, P.E.

South Carolina P.E.# 24224

North Carolina P.E.# 03871

bluewater

civil design

bluewater civil design, llc

718 Lowmedes Hill Road • Greenville, SC 29607

www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:

SC C04212 - GA PEF005865

NC P0868 - AL CA4065E

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

DATE OF AUTHORIZATION

SOUTH CAROLINA

PROFESSIONAL ENGINEER

No. 24224

02/08/2024

PAUL J. HARRISON, P.E.

STOWE Storage Facility

Storage & Commercial Retail

N Main St

City of Fountain Inn, SC

PLAN REVISION

ISSUE DATE

ISSUE COMMENT

A

02/08/2024

Issued for Review

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NATURAL RESOURCES INVENTORY

NRI-1

Page 28 of 48

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# *Appendix D*

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## *Preliminary Development Plan (PDP)*



SITE DATA

TAX MAP NO.:

0325000100701 & 0325000100707

SITE AREA:

±3.49 AC

EXISTING ZONING:

C-2

PROPOSED ZONING:

FRD

SETBACKS:

N MAIN ST:

30'

EXTERIOR:

12.5'

BUFFERS:

ADJ. RESIDENTIAL PROP.:

10' MINIMUM (TYPE D)

(PER SECTION 5-11 OF FOUNTAIN INN'S ORDINANCE)

N MAIN STREET:

8' AVERAGE

PARKING TABLE

LEASEABLE AREA:

65,686 SQ. FT.

(3) 2,100 SQ. FT. RETAIL, COMMERCIAL OR OFFICE @ 5 SPACES PER 1,000 SQ. FT.

= 32 SPACES

(1) STORAGE FACILITY @ 1 SPACE PER 2 EMPLOYEES 3 EMPLOYEES PER SHIFT

= 2 SPACES

TOTAL SPACES REQUIRED:

34

TOTAL SPACES PROVIDED:

38 (4 ADA COMPLIANT)

DEVELOPER

COMPANY:

CENTURY DEVELOPMENT PARTNERS, LLC

ADDRESS:

5 CENTURY DRIVE, SUITE 240  
GREENVILLE, SC 29607

PHONE:

630-301-1536

CONTACT:

ALEX DMYTERKO

EMAIL:

ALEX@STREAMSDEV.COM

CIVIL ENGINEER

COMPANY:

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ADDRESS:

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PHONE:

864-326-4202

CONTACT:

PAUL HARRISON, P.E.

EMAIL:

PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY:

MSP & ASSOCIATES LAND SURVEYORS

ADDRESS:

301 E. HILLCREST DRIVE  
GREENVILLE, SC 29609

PHONE:

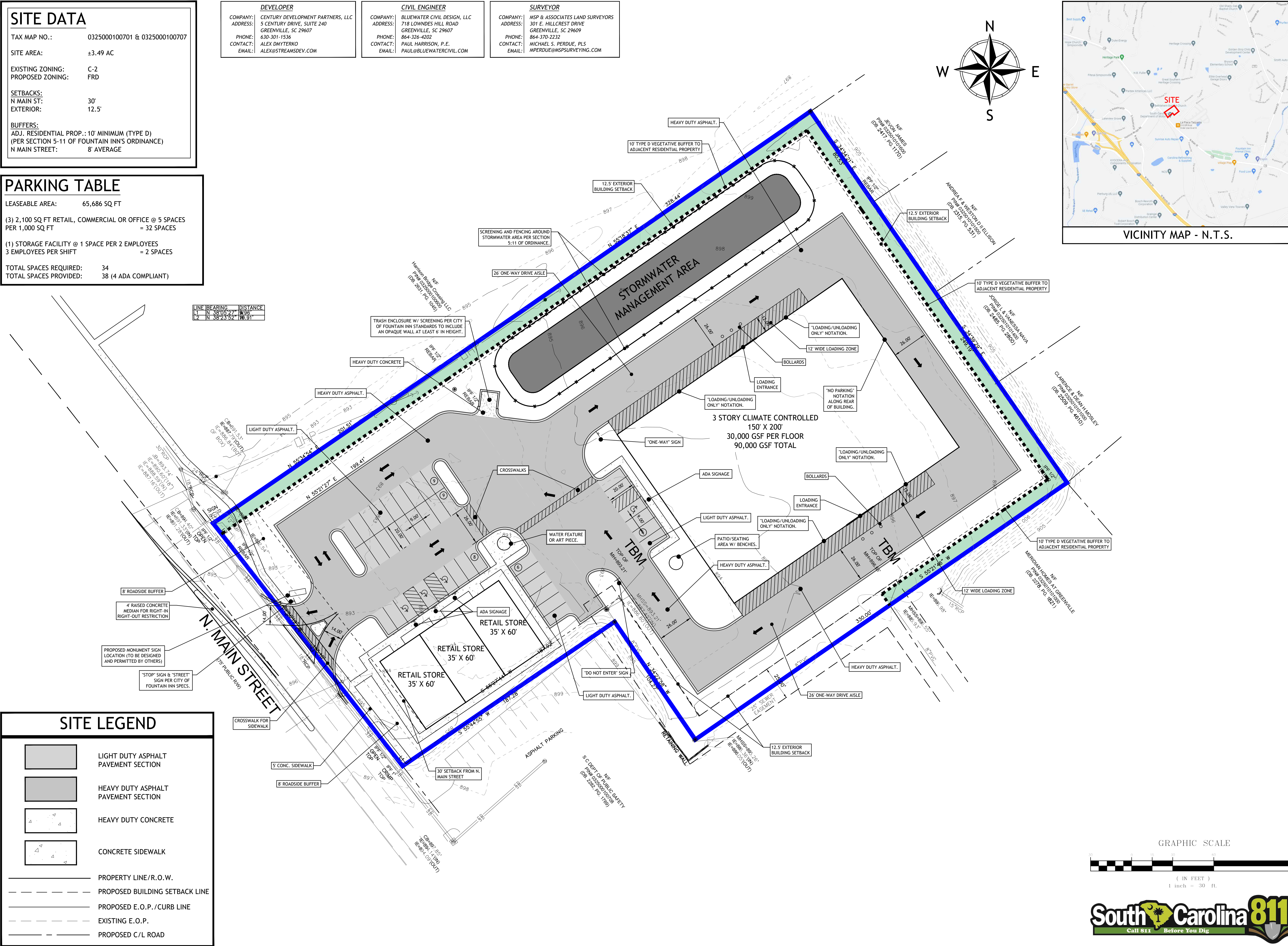
864-370-2232

CONTACT:

MICHAEL S. PERDUE, PLS

EMAIL:

MPERDUE@MSPSURVEYING.COM



Project Number: 2023-043

DWG Name: STOWE Storage PDP-1.dwg

Drawing Scale: AS NOTED

Date of Project: 02/2024

Engineer of Record:

Paul J. Harrison, P.E.

South Carolina P.E.# 24224

North Carolina P.E.# 038371

bluewatercivil design

bluewater civil design, llc

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Certificates of Authorization:

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NC P0868 - AL CA4065E

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

DATE OF AUTHORIZATION

SOUTH CAROLINA

PROFESSIONAL ENGINEER

No. 24224

02/08/2024

PAUL J. HARRISON

STOWE Storage Facility

Storage & Commercial Retail

N Main St

City of Fountain Inn, SC

PLAN REVISION

ISSUE DATE

ISSUE COMMENT

A 02/08/2024 Issued for Review

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PRELIMINARY DEVELOPMENT PLAN

PDP-1

Page 30 of 48



# *Appendix E*

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## *Landscaping Plan (LS-1)*





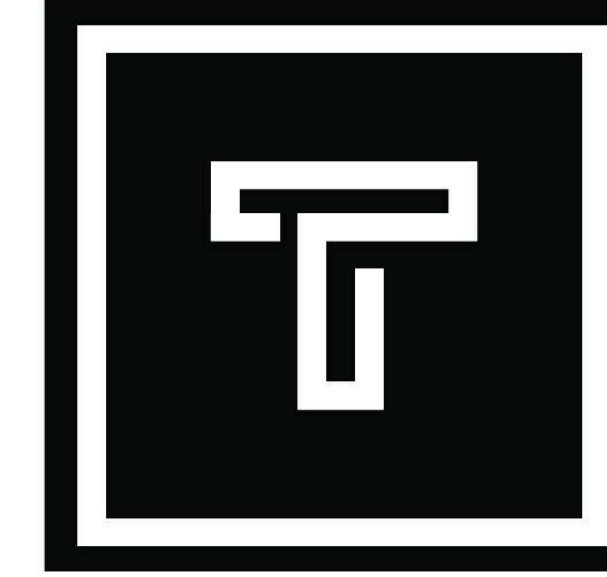


# *Appendix F*

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## *Building Elevations and Example Sign Package for Retail Stores*





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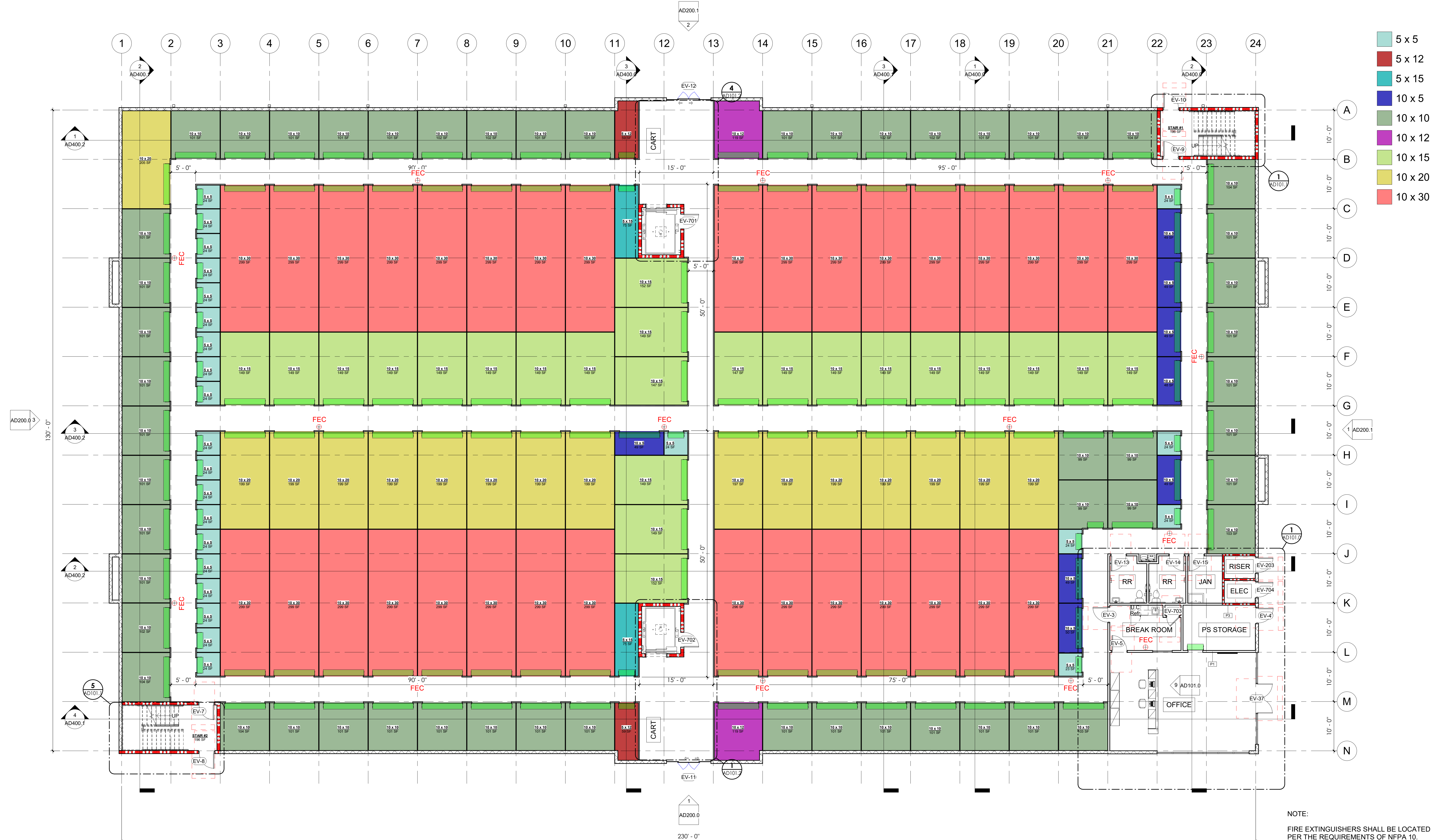


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New Self Storage Facility  
Streams Development  
North Main Street  
Greenville County - Fountain Inn, SC  
Commission Number:  
2023-31  
Issue Date:  
12-20-2023 - Owner Review  
Set  
Revisions:

Architectural-  
First Floor Plan

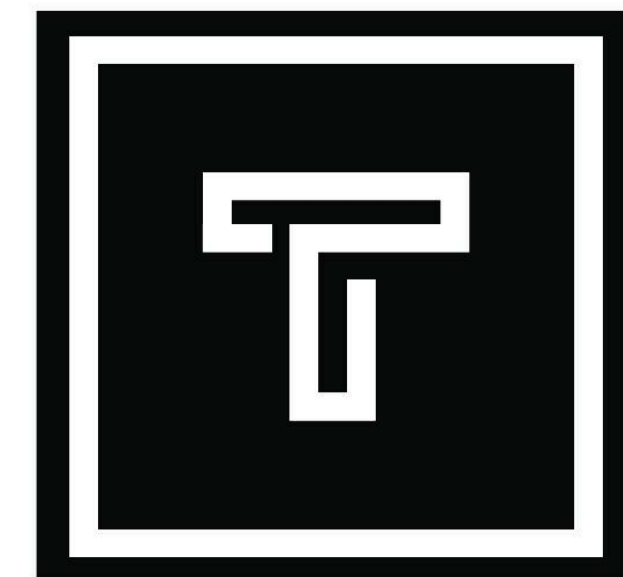
| 1st Unit Mix Schedule |         |         |      |        |
|-----------------------|---------|---------|------|--------|
| Count                 | Name    | Rent As | %    | Yield  |
| 25                    | 5 x 5   | 625     | 15%  | 2.06%  |
| 2                     | 5 x 12  | 120     | 1%   | 0.39%  |
| 2                     | 5 x 15  | 150     | 1%   | 0.49%  |
| 8                     | 10 x 5  | 400     | 5%   | 1.32%  |
| 54                    | 10 x 10 | 5400    | 33%  | 17.77% |
| 2                     | 10 x 12 | 240     | 1%   | 0.79%  |
| 23                    | 10 x 15 | 3450    | 14%  | 11.36% |
| 16                    | 10 x 20 | 3200    | 10%  | 10.53% |
| 32                    | 10 x 30 | 9600    | 20%  | 31.60% |
| 164                   |         | 23185   | 100% | 76.31% |



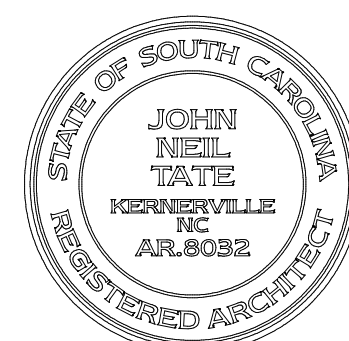
NOTE:  
FIRE EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF 2A 10 BC AND MOUNTED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE. (2018 NFPA 10.6.1)



| 2nd Unit Mix Schedule |          |         |      |        |
|-----------------------|----------|---------|------|--------|
| Count                 | Name     | Rent As | %    | Yield  |
| 20                    | 5 x 5    | 500     | 9%   | 1.65%  |
| 20                    | 5 x 10   | 1000    | 9%   | 3.29%  |
| 2                     | 5 x 15   | 150     | 1%   | 0.49%  |
| 14                    | 10 x 5   | 700     | 7%   | 2.30%  |
| 1                     | 10 x 7.5 | 75      | 0%   | 0.25%  |
| 68                    | 10 x 10  | 6800    | 32%  | 22.38% |
| 70                    | 10 x 15  | 10500   | 33%  | 34.56% |
| 19                    | 10 x 20  | 3800    | 9%   | 12.51% |
| 214                   |          | 23525   | 100% | 77.43% |



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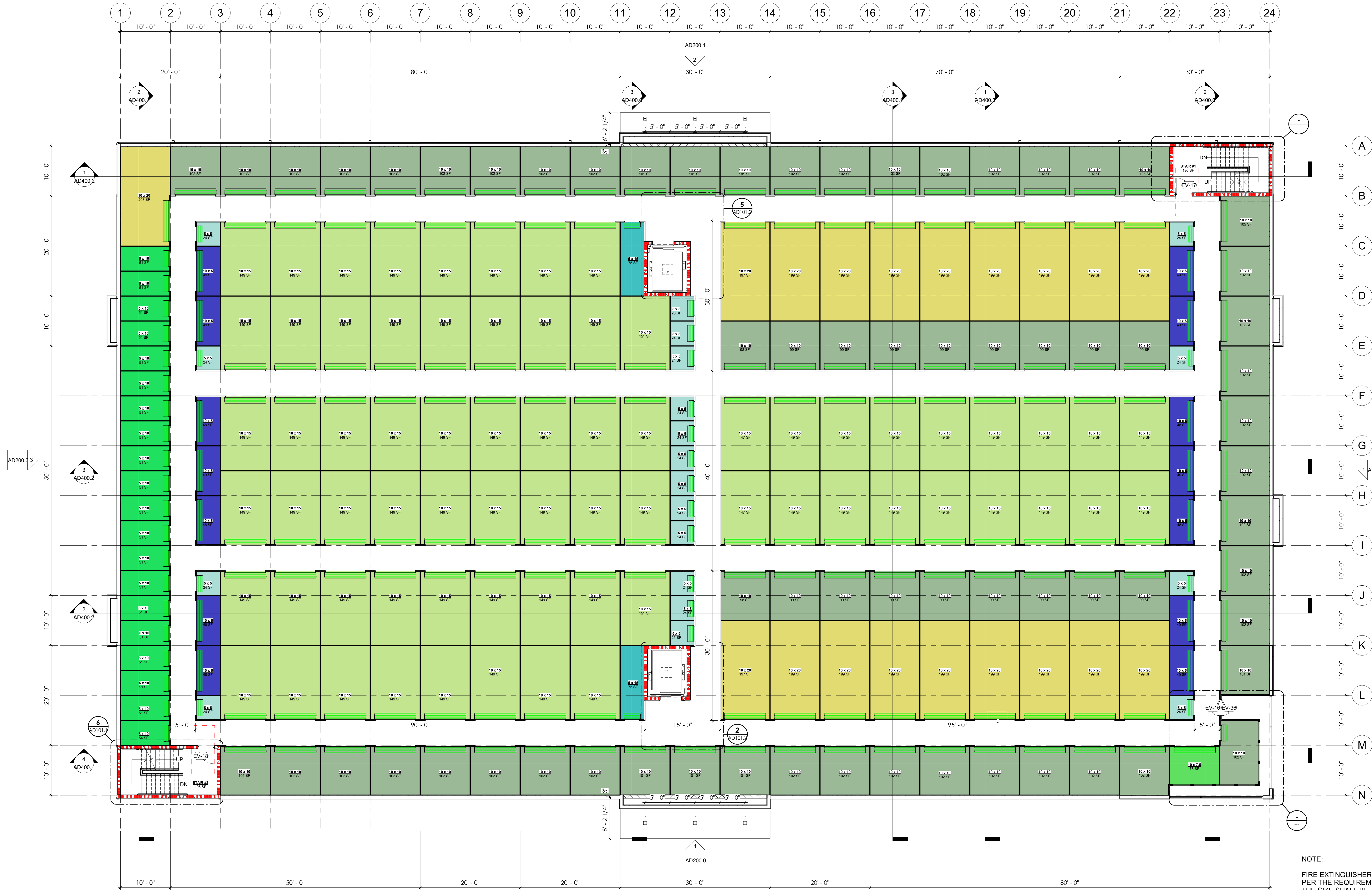
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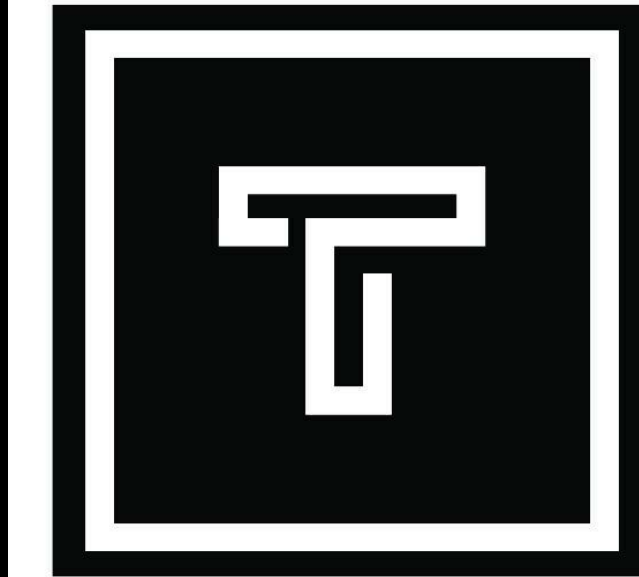
Architectural-  
Second Floor Plan



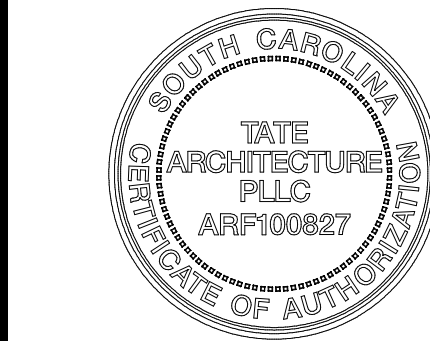
NOTE:  
FIRE EXTINGUISHERS SHALL BE LOCATED  
PER THE REQUIREMENTS OF NFPA 10.  
THE SIZE SHALL BE A MINIMUM OF 2A 10  
BC AND MOUNTED AT A MAXIMUM OF 48"  
ABOVE THE FINISHED FLOOR TO THE TOP  
OF THE HANDLE. (2018 NFPA 10.6.1)



| 3rd Unit Mix Schedule |          |         |      |        |
|-----------------------|----------|---------|------|--------|
| Count                 | Name     | Rent As | %    | Yield  |
| 17                    | 5 x 5    | 425     | 6%   | 1.40%  |
| 96                    | 5 x 10   | 4800    | 34%  | 15.80% |
| 2                     | 5 x 15   | 150     | 1%   | 0.49%  |
| 10                    | 10 x 5   | 500     | 4%   | 1.65%  |
| 37                    | 10 x 7.5 | 2775    | 13%  | 9.13%  |
| 86                    | 10 x 10  | 8600    | 30%  | 28.31% |
| 34                    | 10 x 15  | 5100    | 12%  | 16.79% |
| 1                     | 10 x 20  | 200     | 0%   | 0.66%  |
| 283                   |          | 22550   | 100% | 74.22% |



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kernersville, nc 27285  
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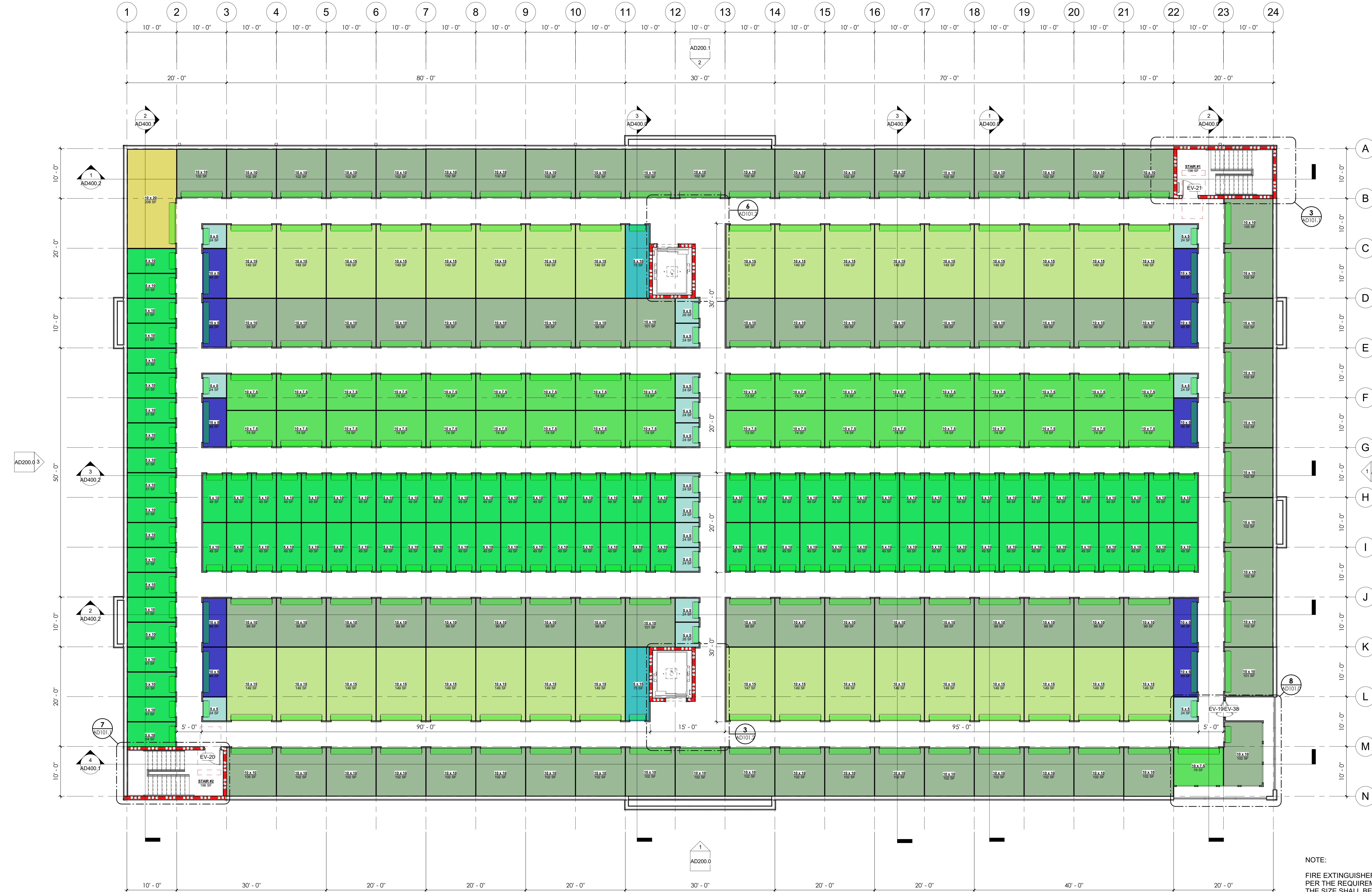


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North Main Street  
Greenville County - Fountain Inn, SC  
Commission Number:  
2023.31  
Issue Date:  
12.20.2023 - Owner Review  
Set  
Revisions:

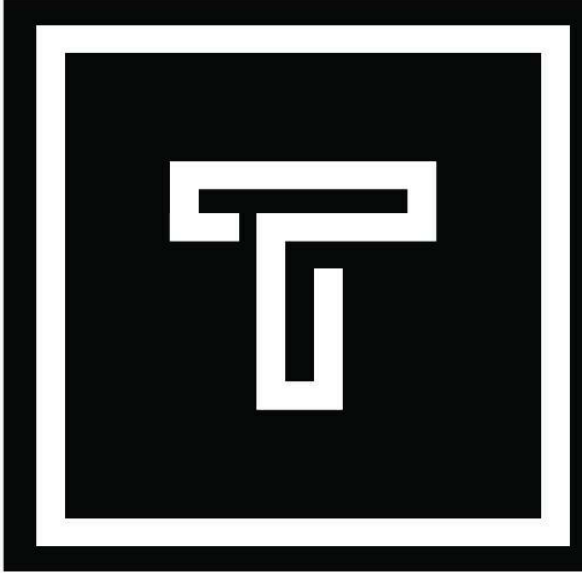
Architectural-  
Third Floor Plan



AD100.3.1 - Third Floor Plan (30,381 SF)

1/8" = 1'-0"





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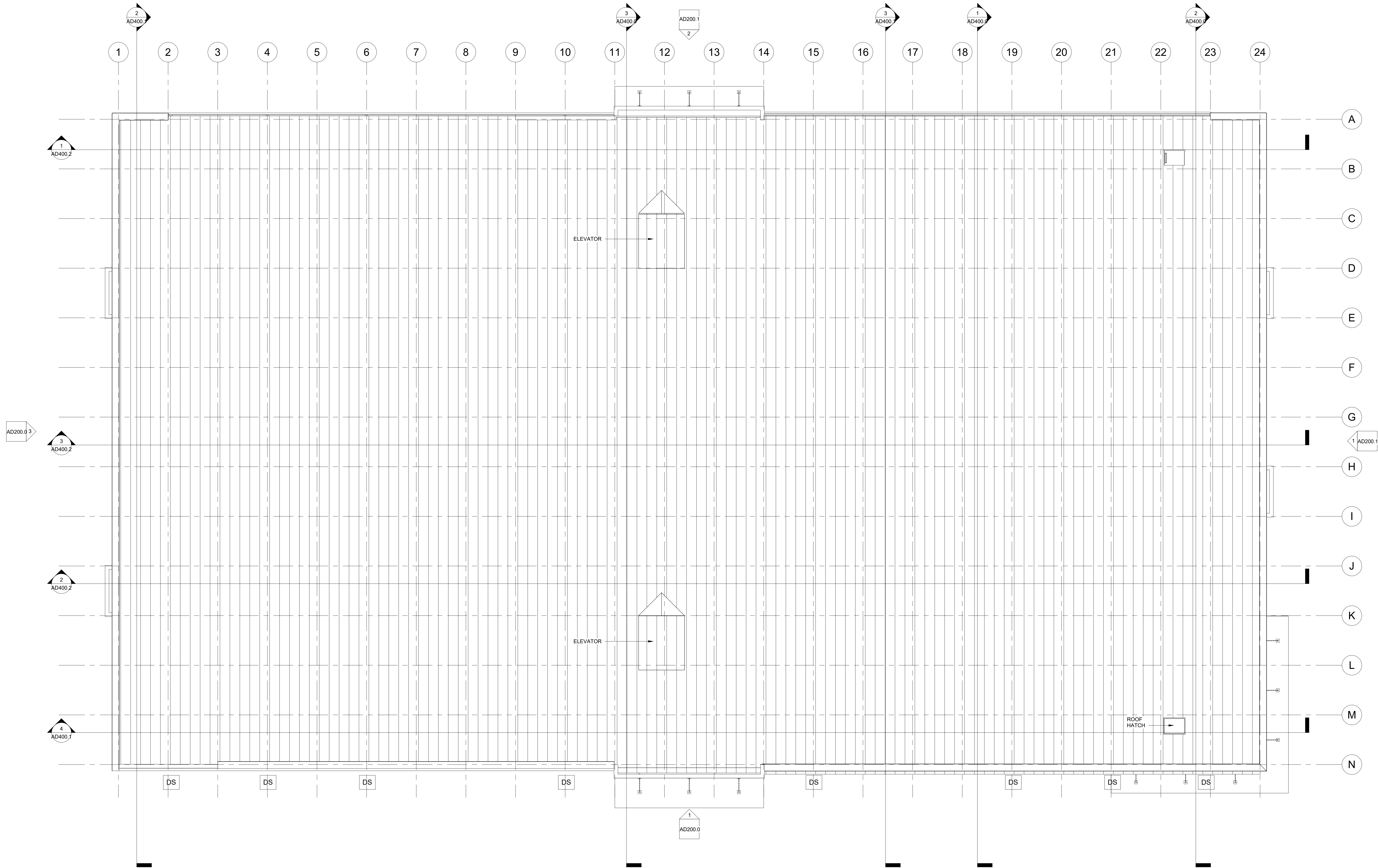
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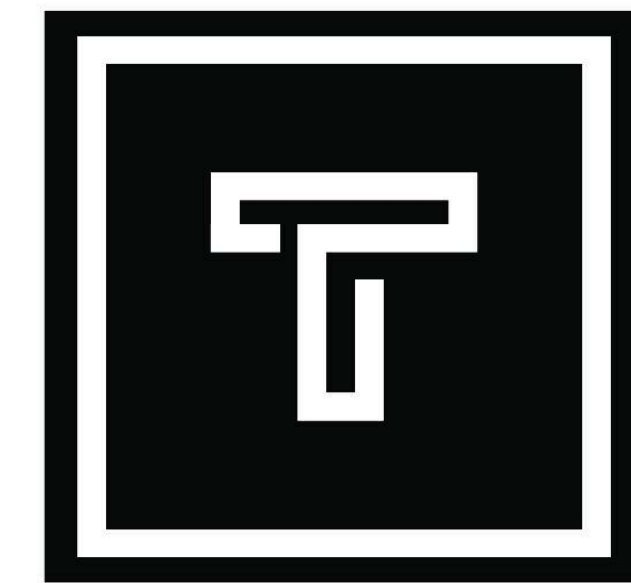
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2023-31  
Issue Date:  
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Set  
Revisions:

Architectural-  
Roof Plan

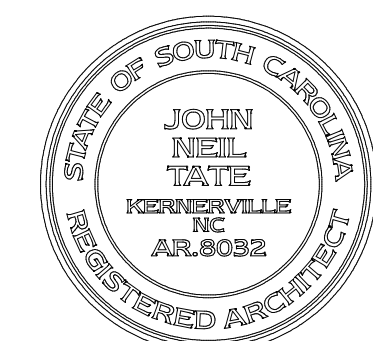


AD100.4.1 - Roof Plan  
1/8" = 1'-0"





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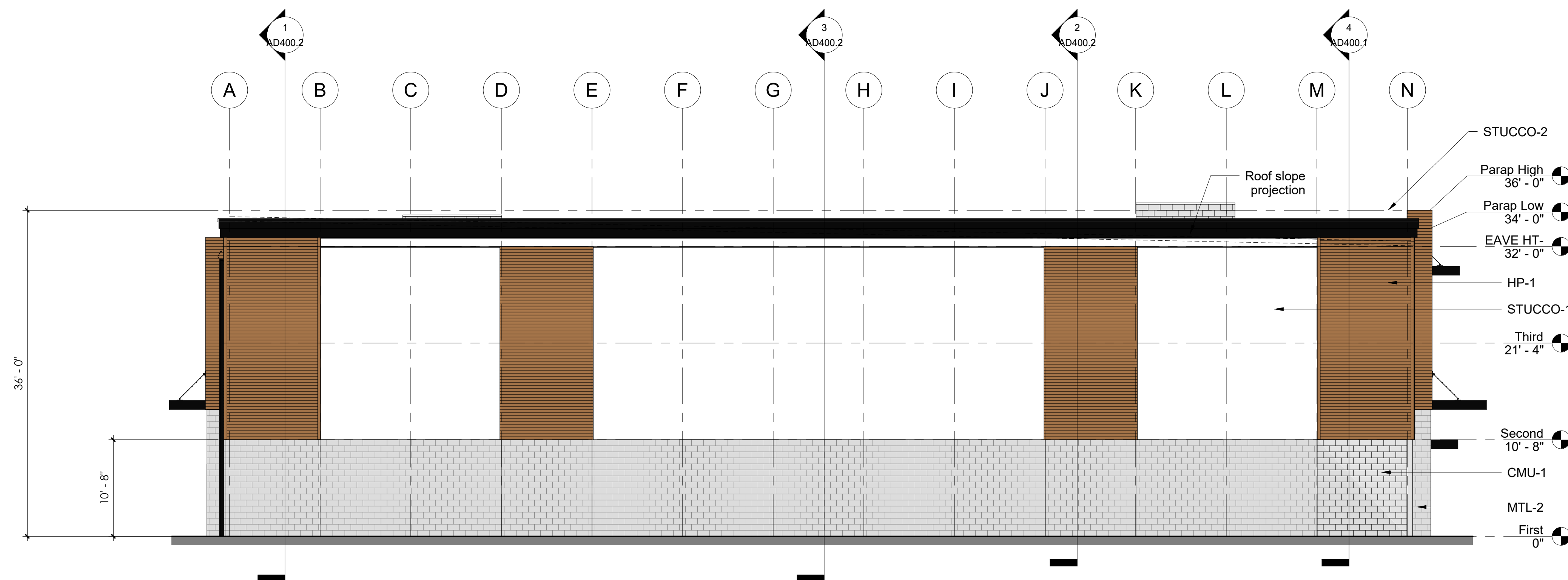
Commission:  
MSSI Design LLC  
6530 Cobb Center Drive - Kennesaw, GA

New Self Storage Facility  
Streams Development  
North Main Street  
Greenville County - Fountain Inn, SC

Commission Number:  
2023-31  
Issue Date:  
12.20.2023 - Owner Review  
Set  
Revisions:

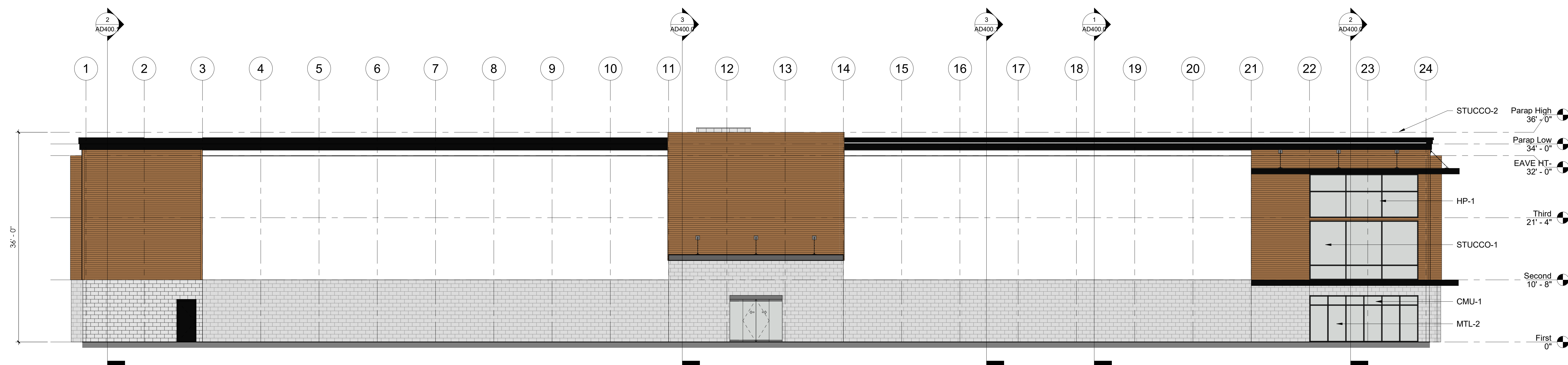
Architectural-  
Exterior Elevations

| MATERIALS LEGEND |                                                                                                                                  |  |                                                                                                             |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|
|                  | CMU-1<br>ARCHITECTURAL MASONRY<br>MFR: JOHNSON CONCRETE<br>COLOR: LOXON XP-FLAT - COLOR<br>MATCH LIGHT GRAY<br>FINISH: SPLITFACE |  | MTL-1<br>OVERHEAD INTERIOR<br>DISPLAY DOORS<br>MFR: JANUS INTERNATIONAL<br>COLOR: ORANGE                    |
|                  | STUCCO-1<br>SYNTHETIC STUCCO FIELD COLOR<br>MFR: DRYVIT<br>COLOR: 523 Gray Mist<br>RGB 223 222 209<br>FINISH: SAND PEBBLE        |  | MTL-2<br>MISCELLANEOUS METALS<br>(PARAPET COPING, GUTTER /<br>D.S. HM EXT. DOORS, ETC)<br>COLOR: SLATE GRAY |
|                  | STUCCO-3<br>SYNTHETIC STUCCO ACCENT COLOR<br>MFR: DRYVIT<br>COLOR: TWILIGHT GRAY (#627A)<br>FINISH: MATCH MTL-1                  |  | MTL-3<br>WINDOW/DOOR FRAMES, GLASS<br>MFR: YKK<br>COLOR: MATCH MTL-2                                        |
|                  | MP-1<br>DESIGN WALL METAL PANEL<br>MFR: ATAS<br>COLOR: CEDAR WOODLAND<br>SERIES                                                  |  | SF-1<br>STORE-FRONT<br>MFR: YKK<br>GLASS: CLEAR                                                             |



AD200.0.3 - NORTH ELEVATION

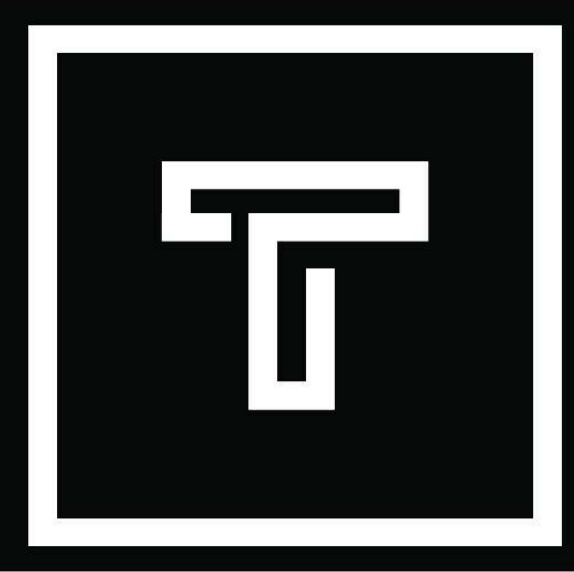
1/8" = 1'-0"



AD200.0.1 - WEST ELEVATION

1/8" = 1'-0"





tate architecture pllc  
kernersville, nc 27285  
336.413.0601  
www.tatearchitecture.com



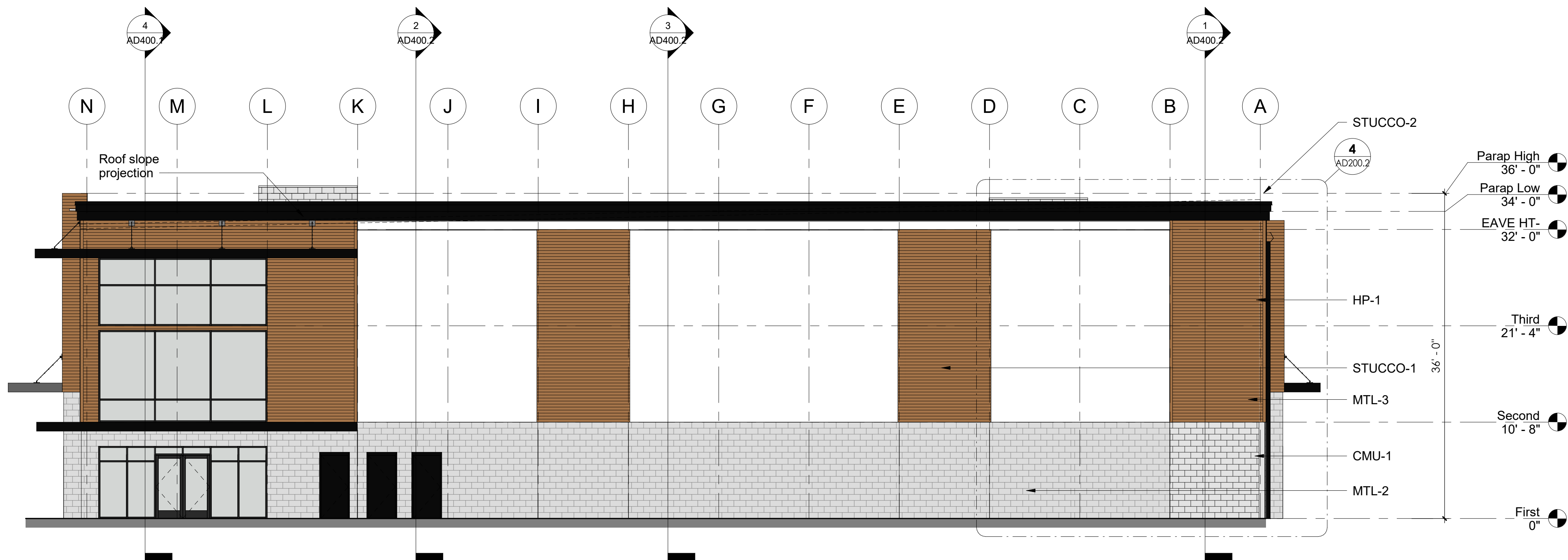
owner review  
not for permit / construction

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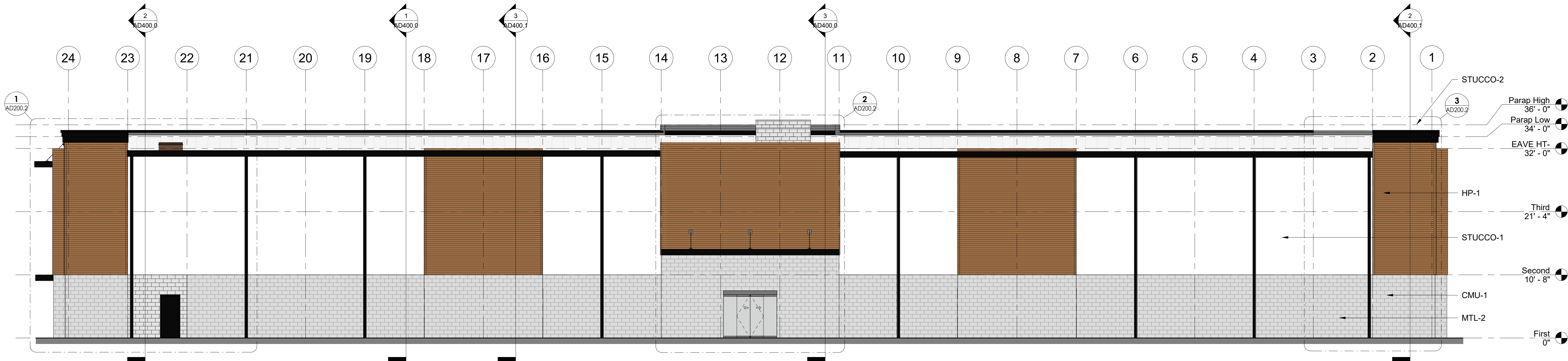
Commission:  
MSSI Design LLC  
6530 Cobb Center Drive - Kennesaw, GA  
New Self Storage Facility  
Streams Development  
North Main Street  
Greenville County - Fountain Inn, SC  
Commission Number:  
2023-31  
Issue Date:  
12.20.2023 - Owner Review  
Set  
Revisions:

Architectural-  
Exterior Elevations

| MATERIALS LEGEND |                                                                                                                                  |  |                                                                                                             |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|
|                  | CMU-1<br>ARCHITECTURAL MASONRY<br>MFR: JOHNSON CONCRETE<br>COLOR: LOXON XP-FLAT - COLOR<br>MATCH LIGHT GRAY<br>FINISH: SPLITFACE |  | MTL-1<br>OVERHEAD INTERIOR<br>DISPLAY DOORS<br>MFR: JANUS INTERNATIONAL<br>COLOR: ORANGE                    |
|                  | STUCCO-1<br>SYNTHETIC STUCCO FIELD COLOR<br>MFR: DRYVIT<br>COLOR: 523 Gray Mist<br>RGB 223 222 209<br>FINISH: SAND PEBBLE        |  | MTL-2<br>MISCELLANEOUS METALS<br>(PARAPET COPING, GUTTER /<br>D.S, HM EXT. DOORS, ETC)<br>COLOR: SLATE GRAY |
|                  | STUCCO-3<br>SYNTHETIC STUCCO ACCENT COLOR<br>MFR: DRYVIT<br>COLOR: TWILIGHT GRAY (#627A)<br>FINISH: MATCH MTL-1                  |  | MTL-3<br>WINDOW/DOOR FRAMES, GLASS<br>MFR: YKK<br>COLOR: MATCH MTL-2                                        |
|                  | MP-1<br>DESIGN WALL METAL PANEL<br>MFR: ATAS<br>COLOR: CEDAR WOODLAND<br>SERIES                                                  |  | SF-1<br>STORE-FRONT<br>MFR: YKK<br>GLASS: CLEAR                                                             |

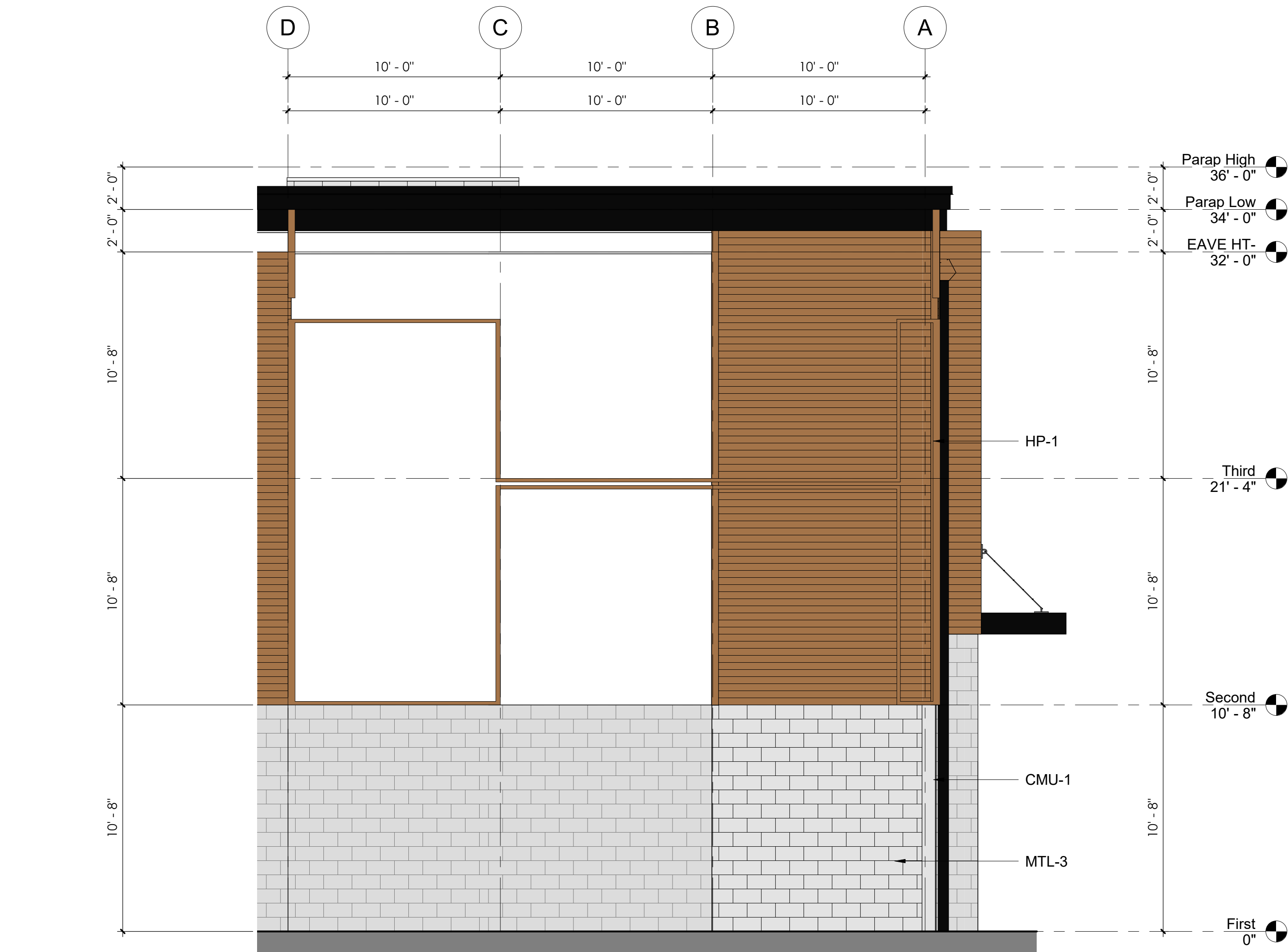


AD200.1.1 - SOUTH ELEVATION(FACING S BUNCOMBE RD)  
1/8" = 1'-0"

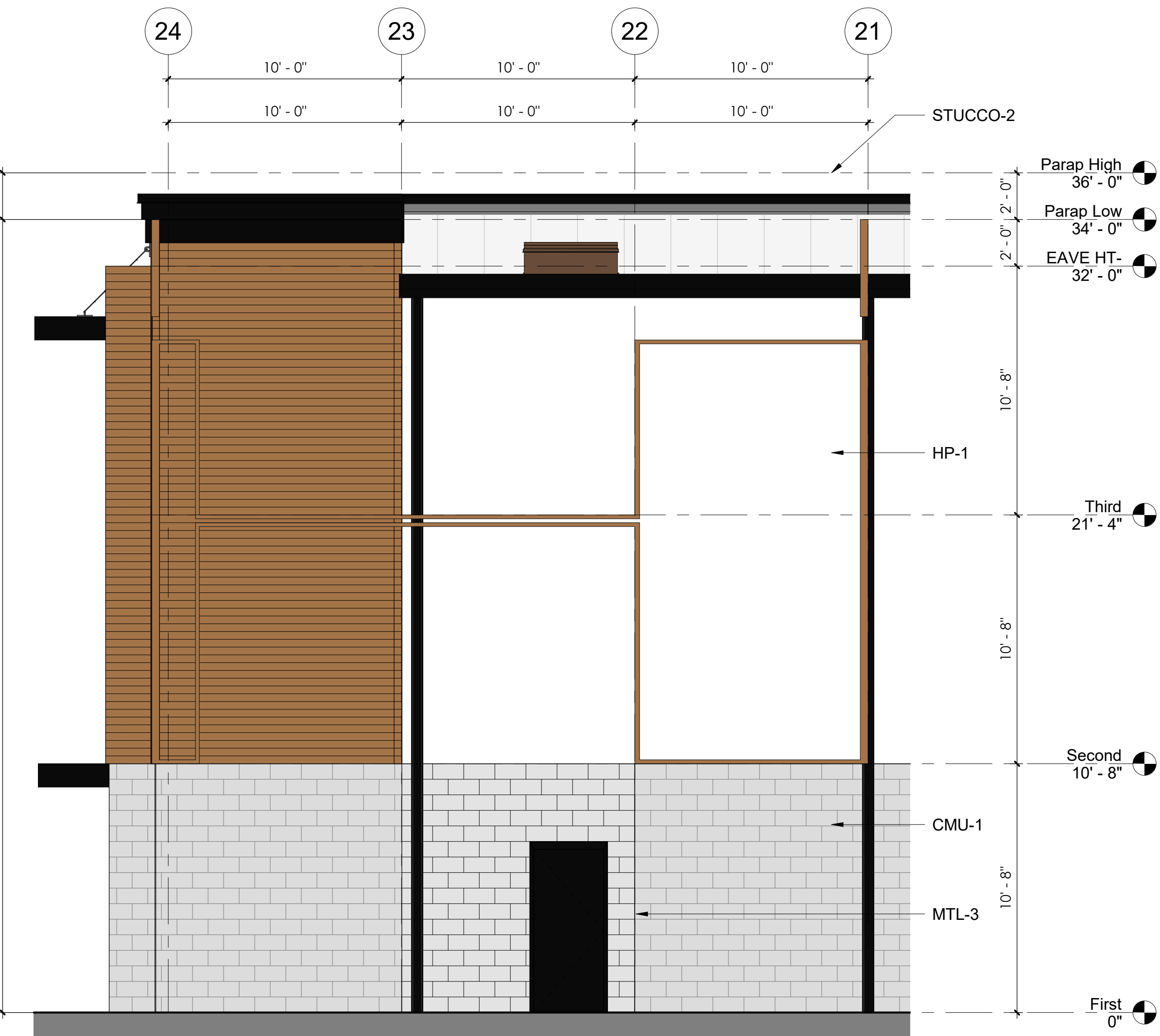
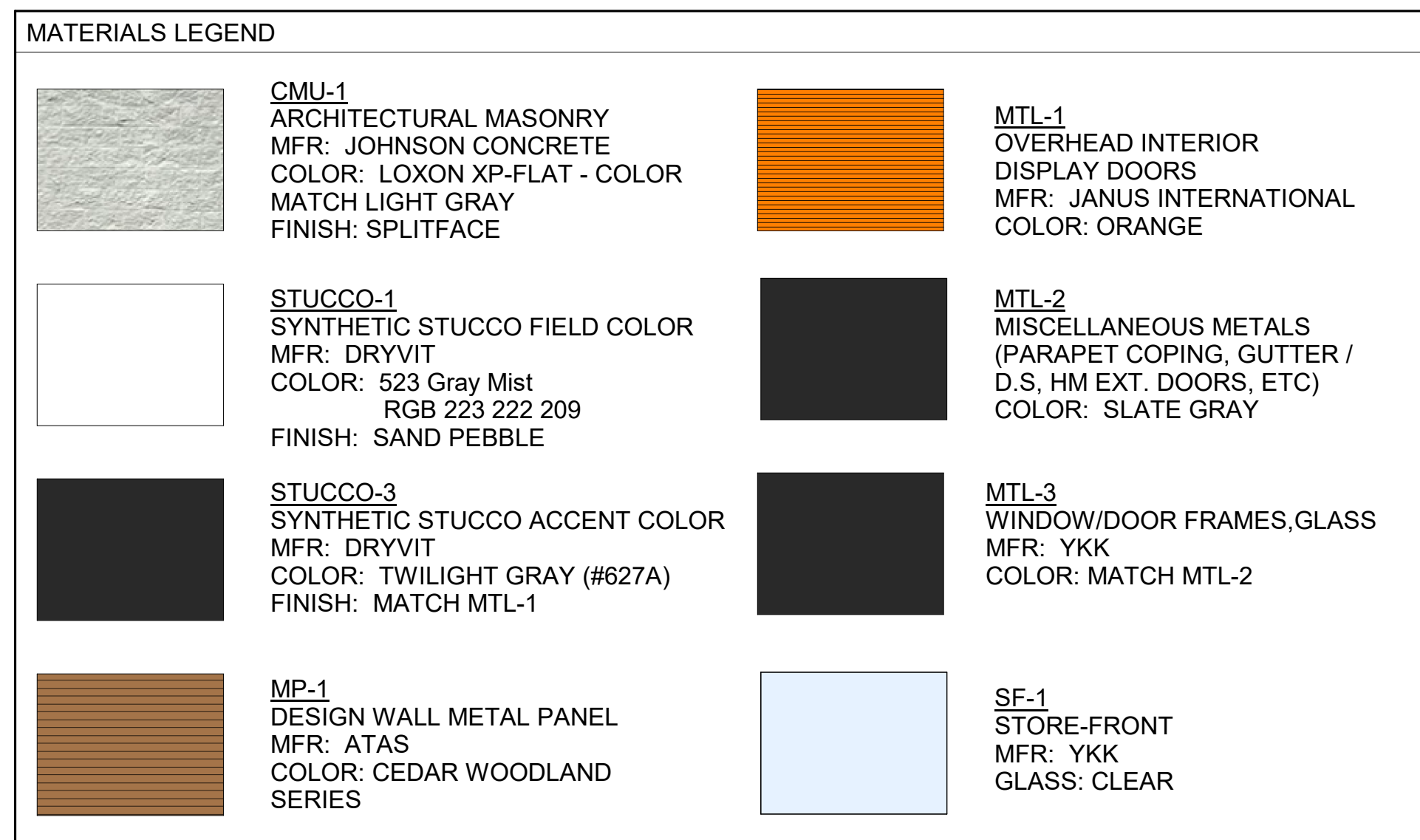
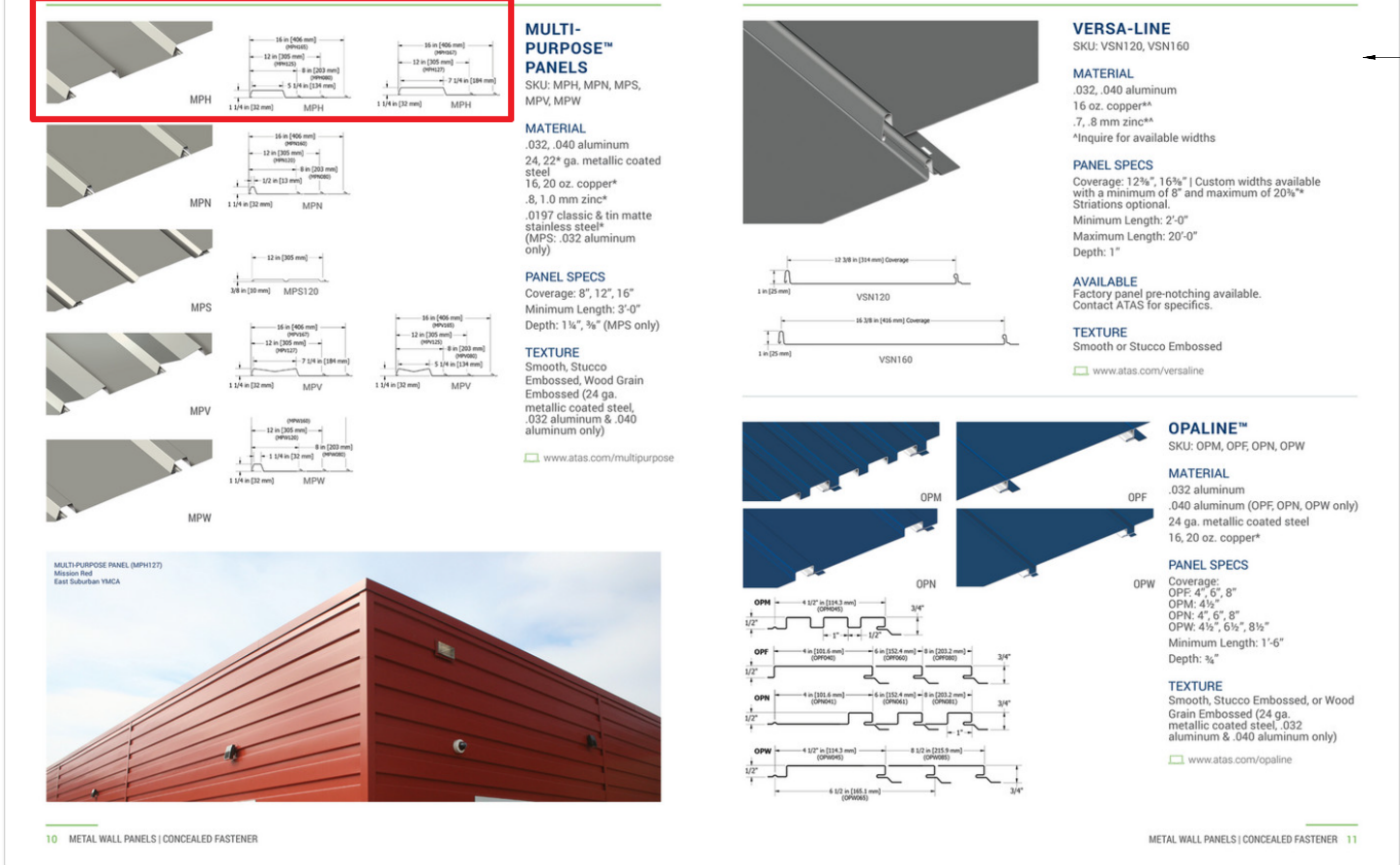


AD200.1.2 - EAST ELEVATION  
1/8" = 1'-0"

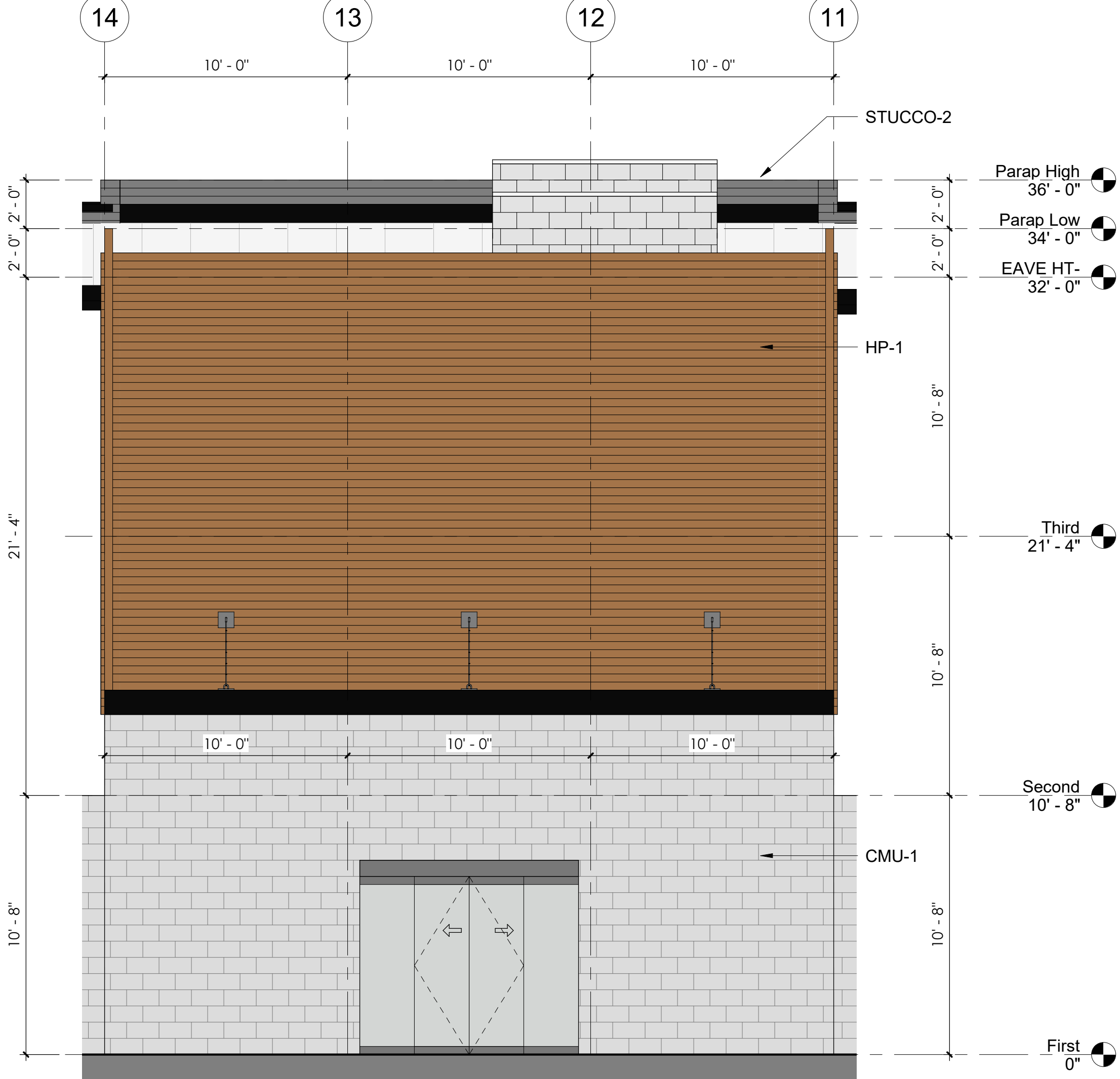




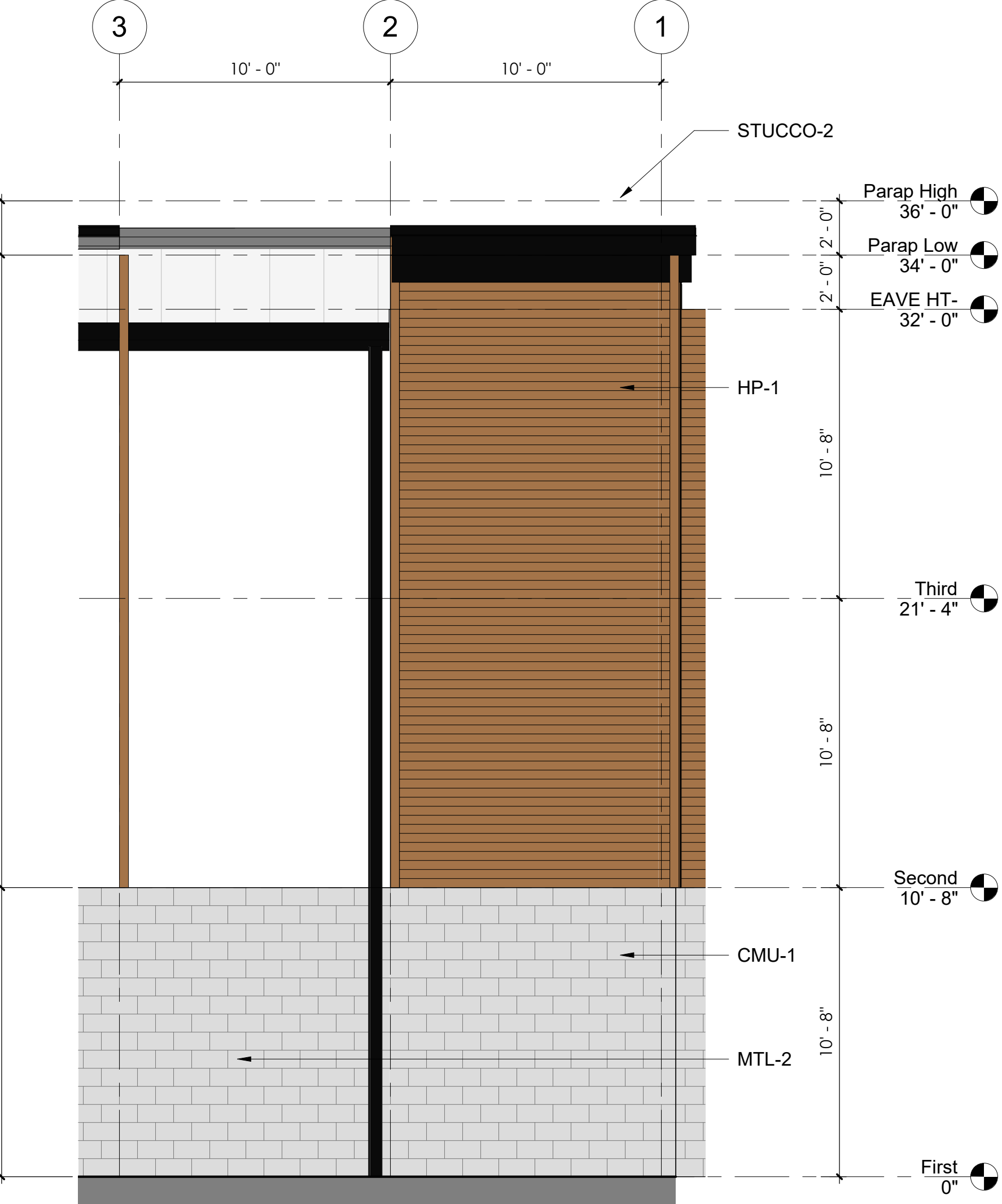
AD200.2.4 - SOUTH ELEVATION(FACING S BUNCOMBE RD) - Callout 1  
1/4" = 1'-0"



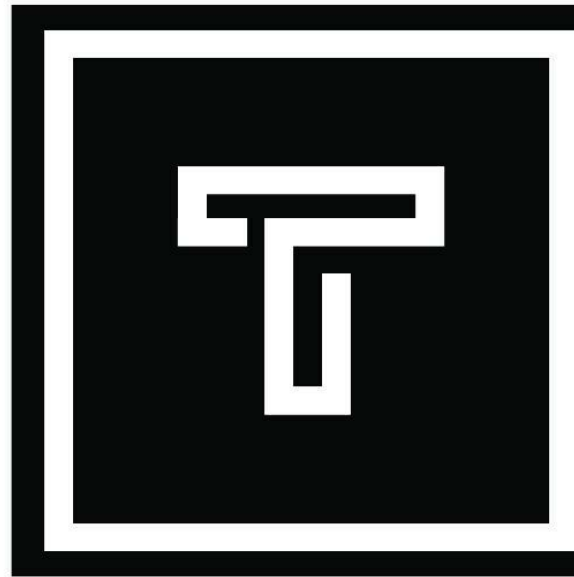
AD200.2.1 - EAST ELEVATION - Callout 1  
1/4" = 1'-0"



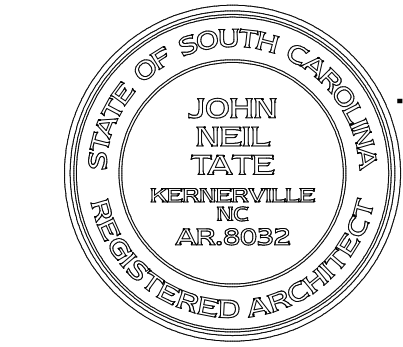
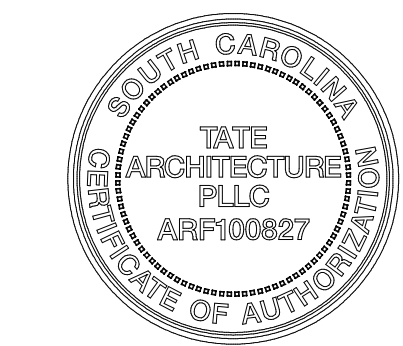
AD200.2.2 - EAST ELEVATION - Callout 2  
1/4" = 1'-0"



AD200.2.3 - EAST ELEVATION - Callout 3  
1/4" = 1'-0"



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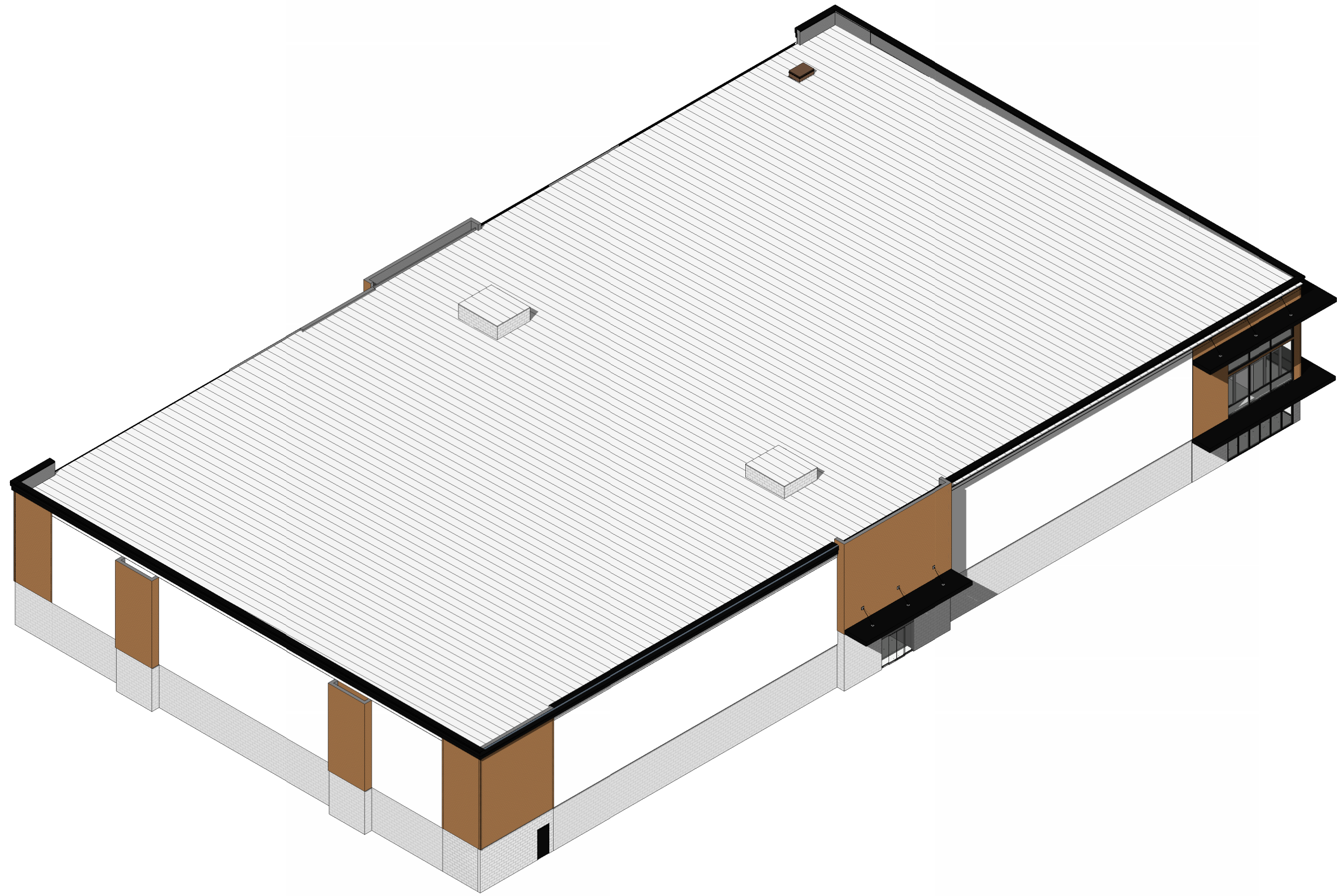


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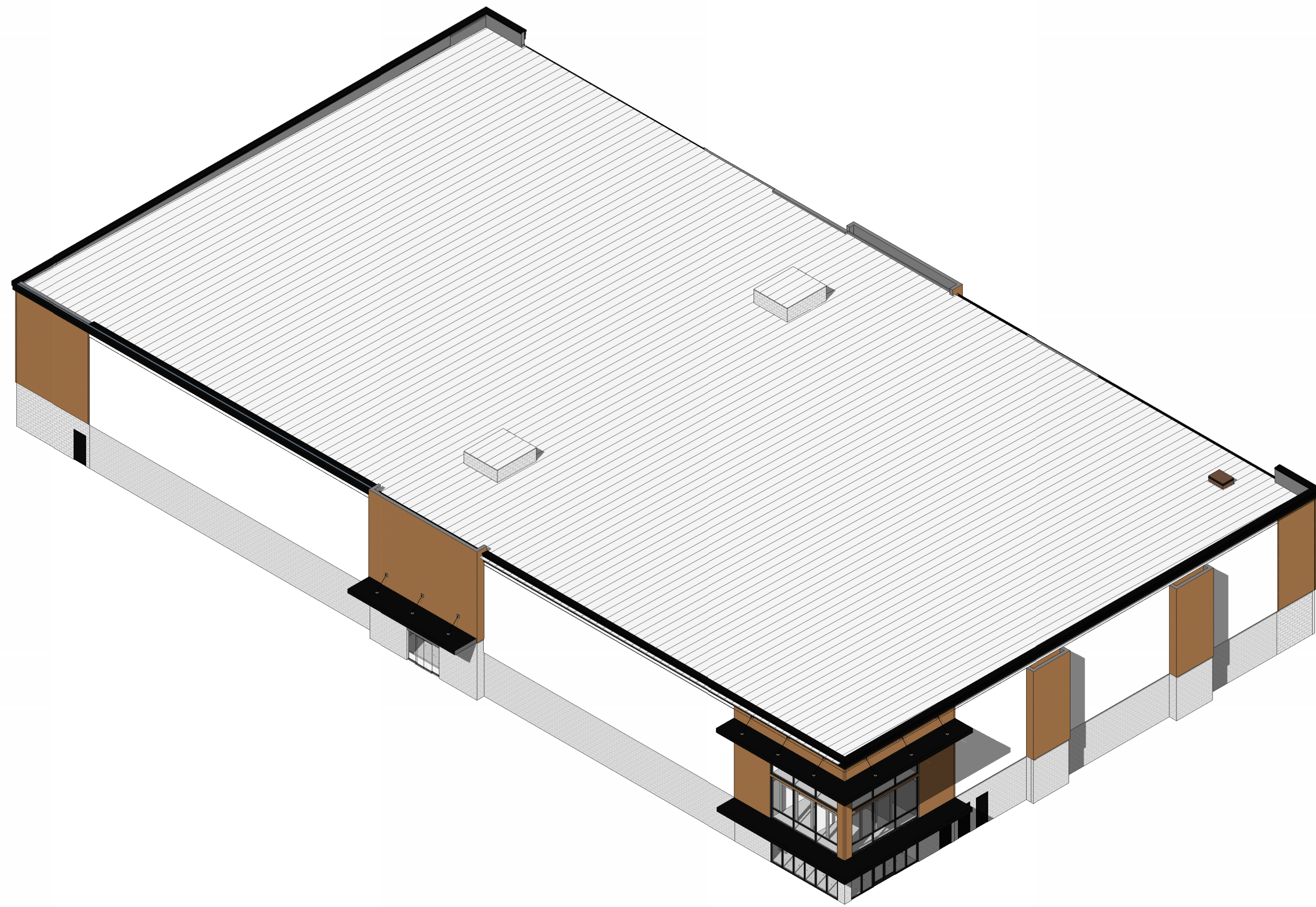
Commission:  
MSSI Design LLC  
6530 Cobb Center Drive - Kennesaw, GA  
New Self Storage Facility  
Streams Development  
North Main Street  
Greenville County - Fountain Inn, SC  
Commission Number:  
2023.31  
Issue Date:  
12.20.2023 - Owner Review  
Set  
Revisions:

Architectural-  
Enlarged Elevations

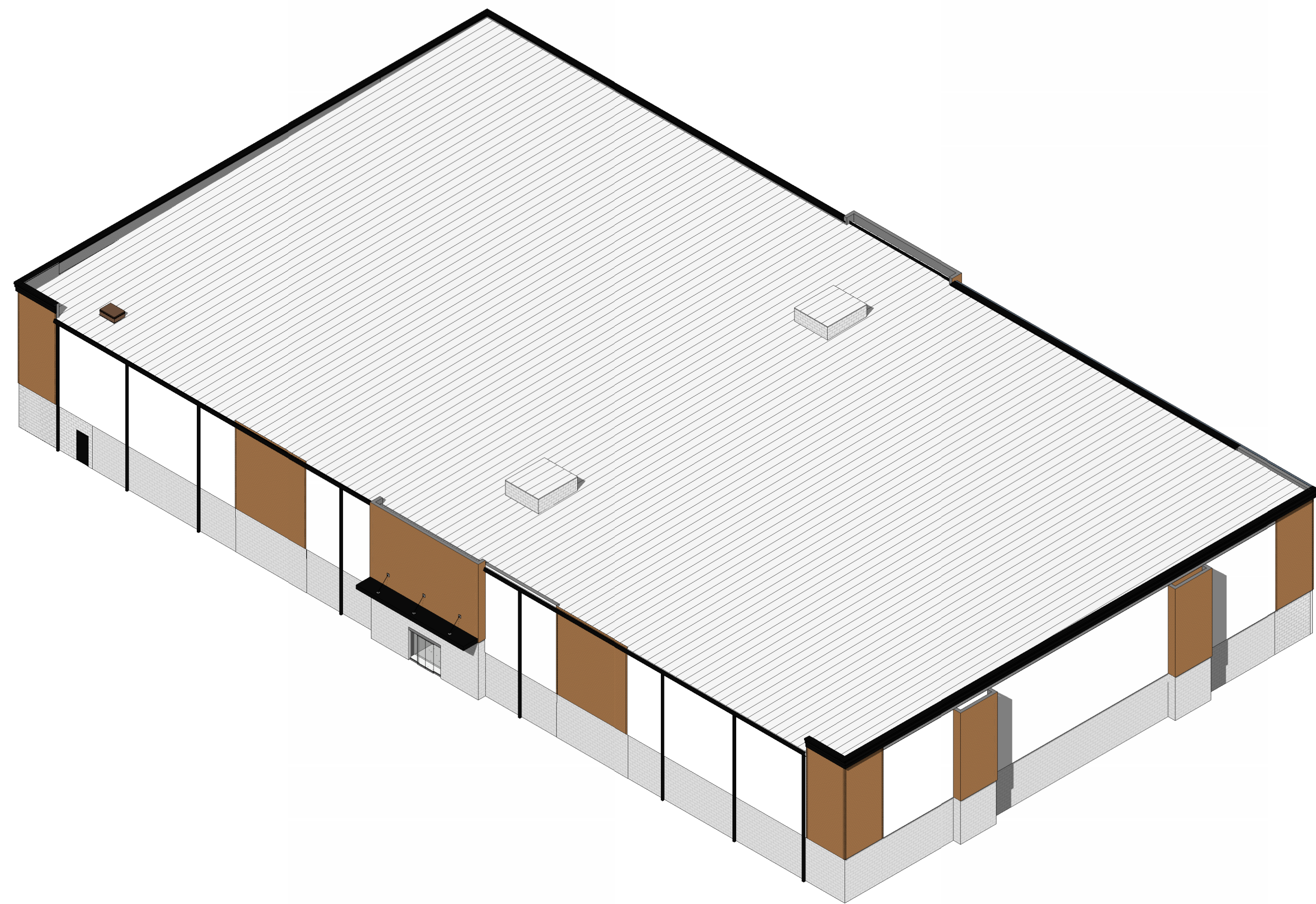




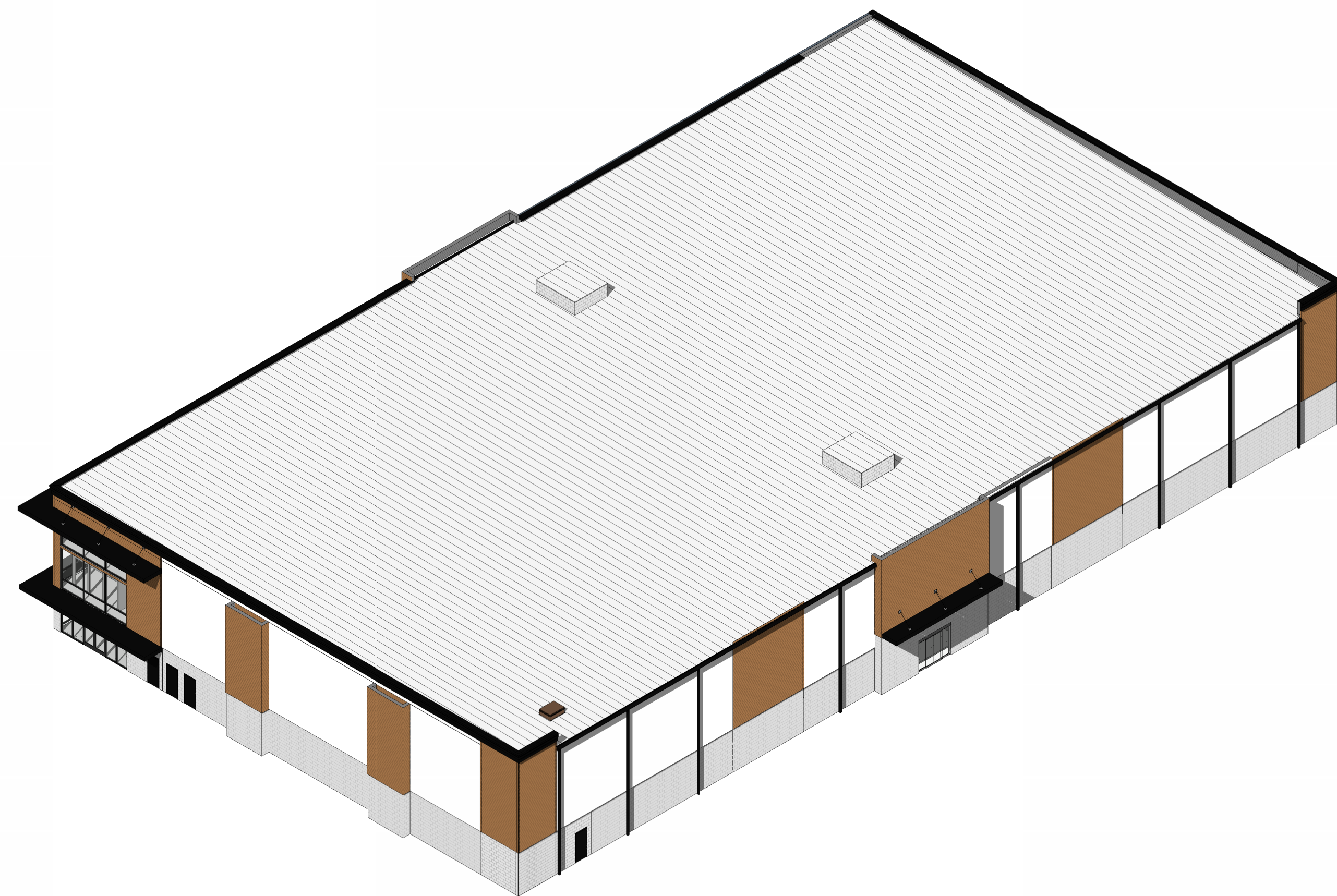
AD201.0.3 - Axon View



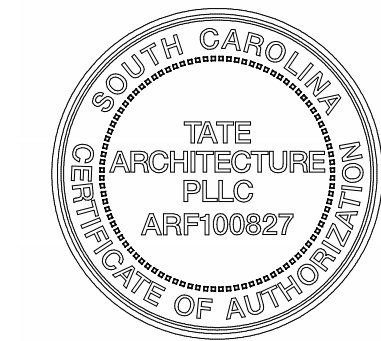
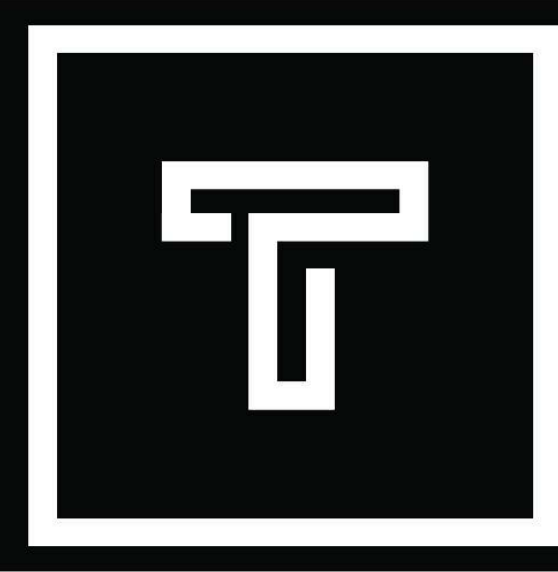
AD201.0.2 - Axon View



AD201.0.1 - Axon View



AD201.0.0 - Axon View



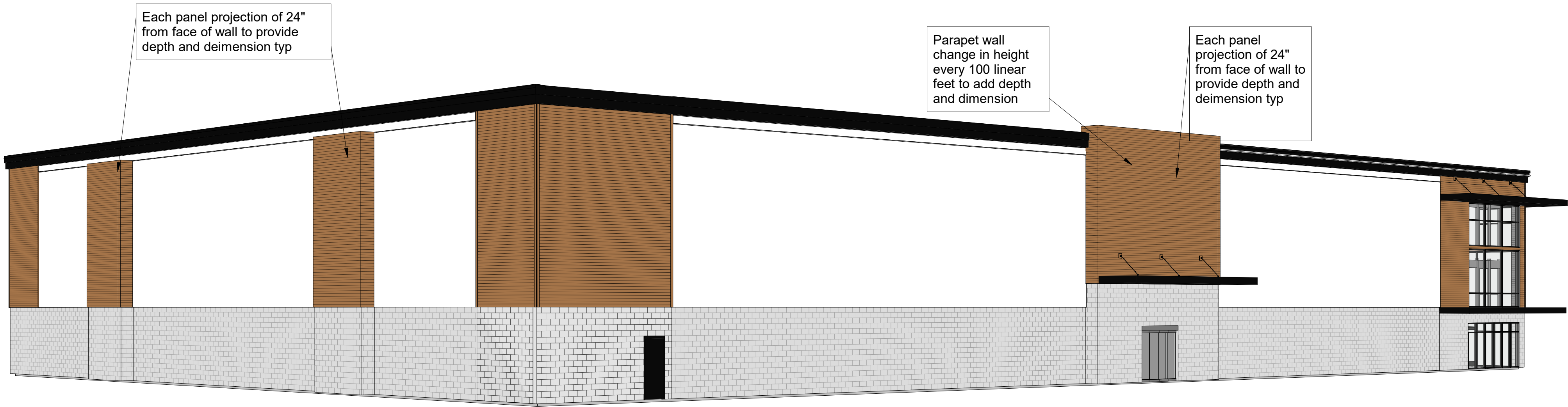
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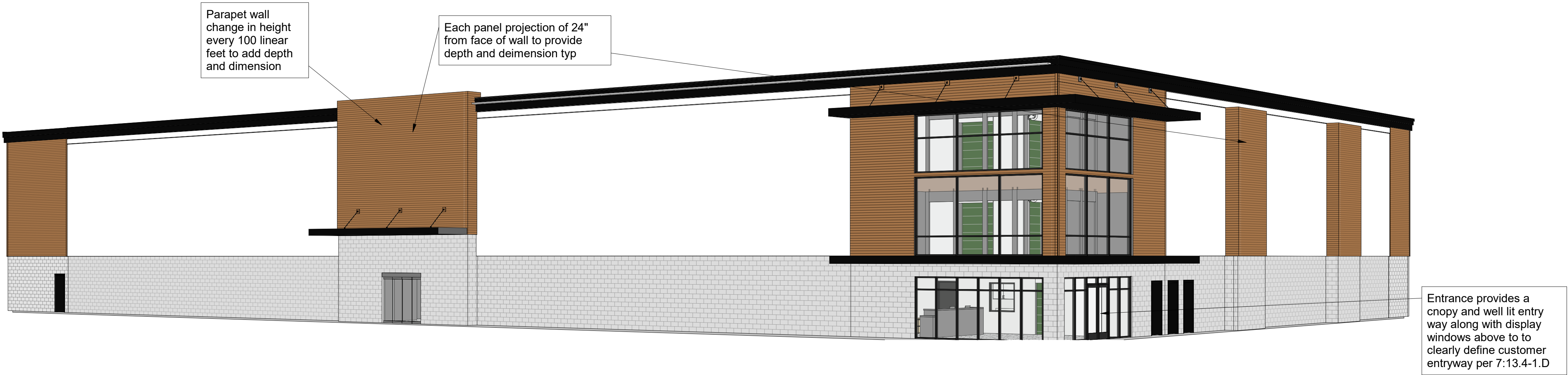
Commission:  
MSSI Design LLC  
6530 Cobb Center Drive - Kennesaw, GA  
New Self Storage Facility  
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Greenville County - Fountain Inn, SC  
Commission Number:  
2023-31  
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12.20.2023 - Owner Review  
Set  
Revisions:

Architectural-  
Axon Views

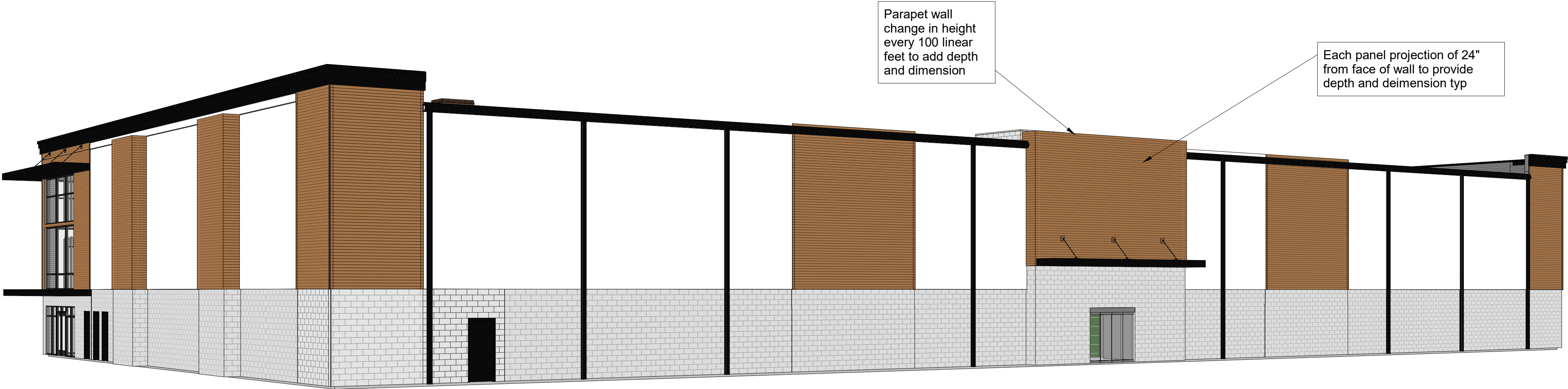




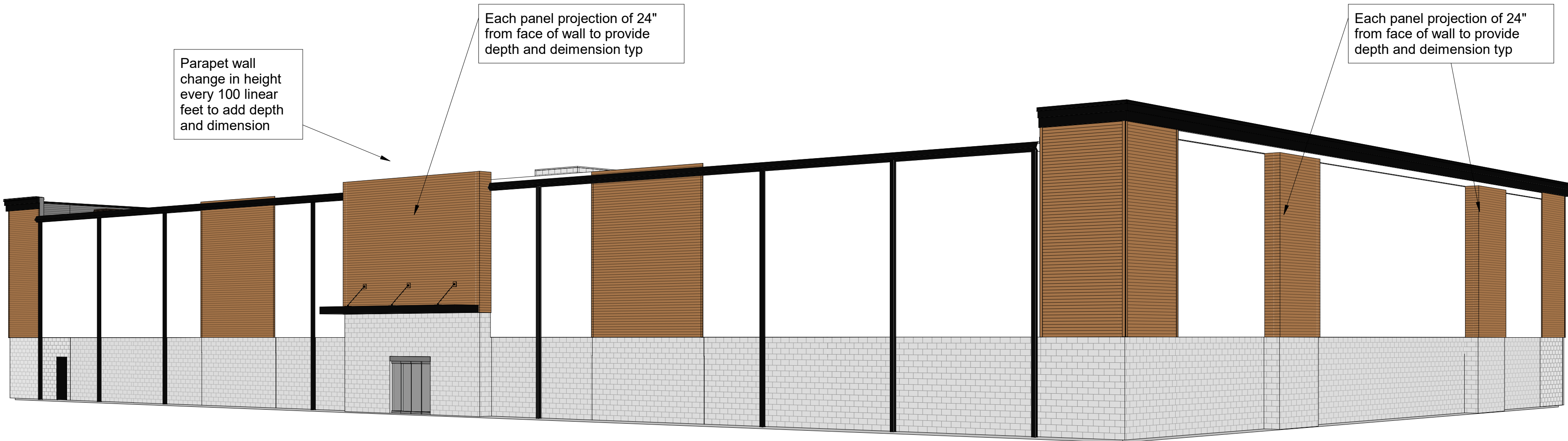
AD202.0.3 - FRONT LEFT



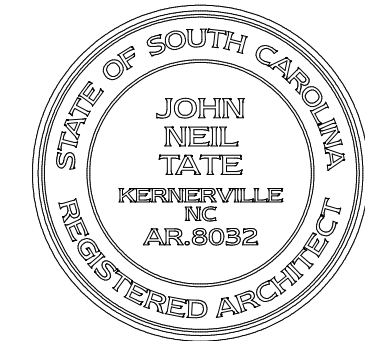
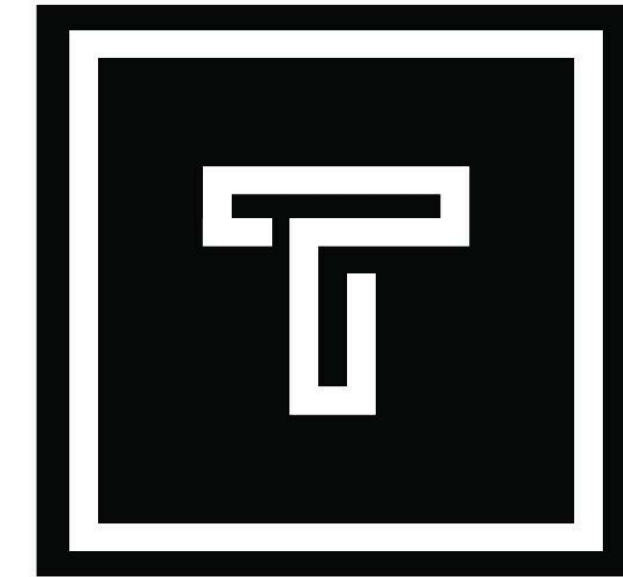
AD202.0.2 - FRONT RIGHT



AD202.0.1 - REAR LEFT



AD202.0.0 - REAR RIGHT



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Greenville County - Fountain Inn, SC  
Commission Number:  
2023-31  
Issue Date:  
12.20.2023 - Owner Review  
Set  
Revisions:



## SIGN PACKAGE CRITERIA

|                        |                                                                                                                                                      |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DATE</b>            | 02/09/2024                                                                                                                                           |
| <b>PROJECT NAME</b>    | STOWE Storage                                                                                                                                        |
| <b>PROJECT ADDRESS</b> | N Main St.<br>Fountain Inn, SC                                                                                                                       |
| <b>TYPE</b>            | Individual Pan Channel Letters                                                                                                                       |
| <b>MATERIAL</b>        | Aluminum                                                                                                                                             |
| <b>INSTALLATION</b>    | Flush Mounted to Fascia. No exposed conduit, boxes, etc.                                                                                             |
| <b>LOCATION</b>        | Centered vertically and horizontally in background area of the fascia. Not to exceed 80% of the vertical or horizontal background area for the sign. |
| <b>ILLUMINATION</b>    | Internally Illuminated LED                                                                                                                           |
| <b>SIZE</b>            | 24" Maximum Sign Height                                                                                                                              |



---

**2023**

# STREAMS DEVELOPMENT

**Site Recommendation Book**

**Fountain Inn Retail Dev.**

1314 N Main St

Fountain Inn SC 29644

**QID#** 23-70220

**Designer:**

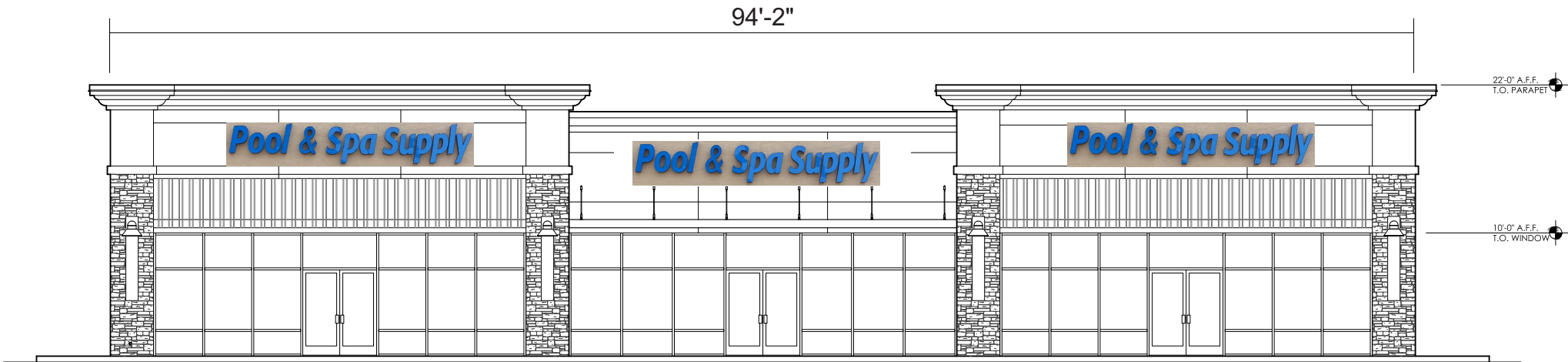
Glenn Miller

**Date:**

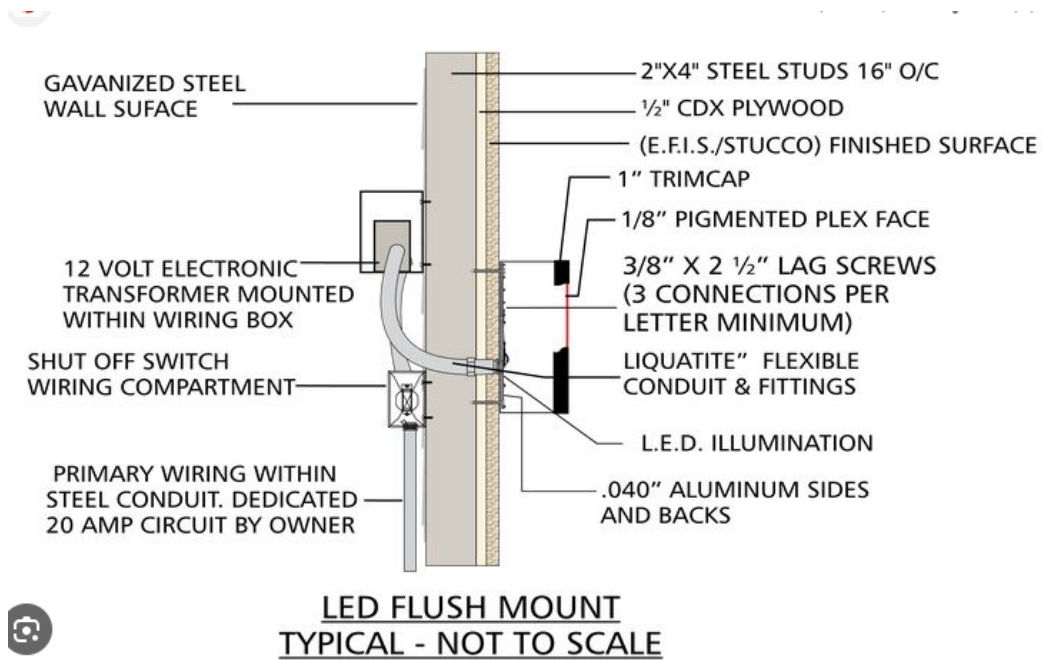
12-12-23



IMPORTANT NOTE:  
NOT ACTUAL SIGN TYPES. SIGNS  
SHOWN BELOW ONLY REPRESENT  
SIGN LOCATIONS. PLEASE REFER  
TO SIGN PACKAGE CRITERIA FOR  
SPECIFIC SIGN TYPE DETAILS.



FRONT ELEVATION  
Scale: 3/32" = 1'



**QID 23-70220**

**JOB NAME**

Streams Development

**LOCATION**

Fountain Inn Retail Dev  
1314 N Main St  
Fountain Inn SC 29644

**CUSTOMER CONTACT**

**SALESMAN / PM**

Brian Baughman

**DESIGNER**

Glenn Miller

**DWG. DATE**

12-12-23

**REV. DATE / REVISION**

**SCALE**

**FILE**

2023/Streams Development/  
Fountain Inn SC/23-70220/  
SD Fountain Inn SC 23-70220

**DESIGN SPECIFICATIONS ACCEPTED BY:**

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



QID 23-70220

JOB NAME

Streams Development

LOCATION

Fountain Inn Retail Dev  
1314 N Main St  
Fountain Inn SC 29644

CUSTOMER CONTACT

SALESMAN / PM

Brian Baughman

DESIGNER

Glenn Miller

DWG. DATE

12-12-23

REV. DATE / REVISION

SCALE

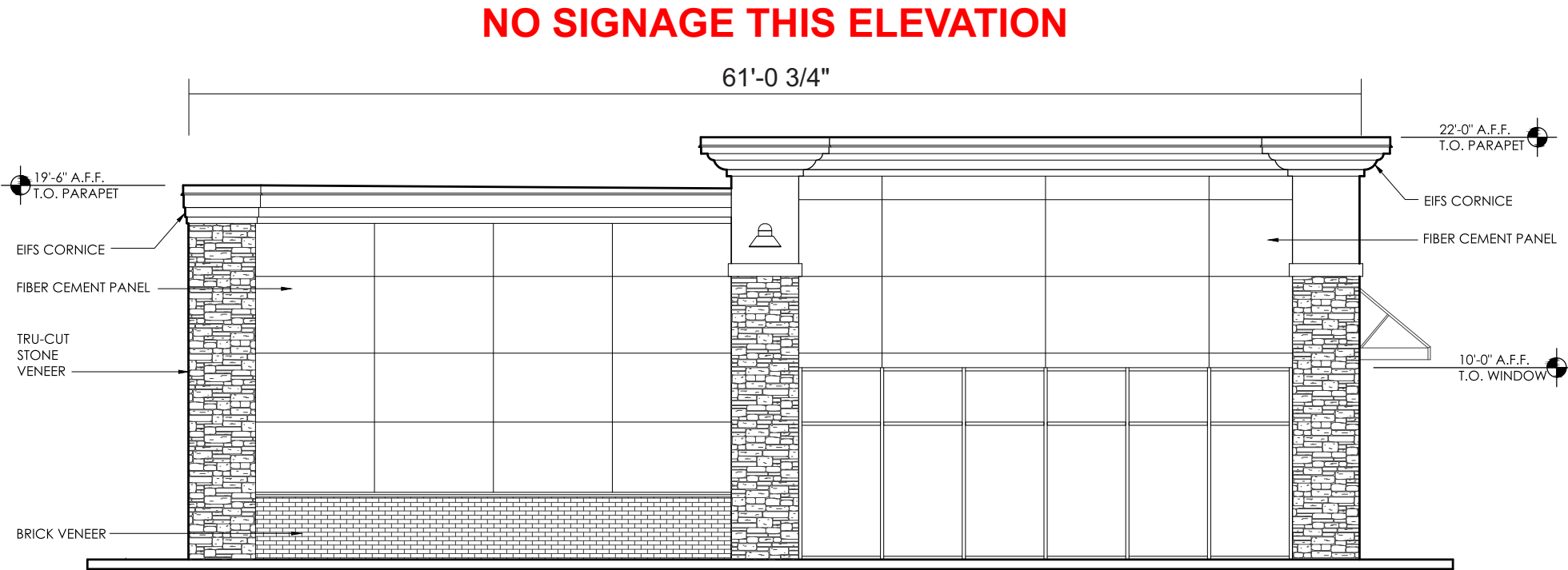
FILE

2023/Streams Development/  
Fountain Inn SC/23-70220/  
SD Fountain Inn SC 23-70220

DESIGN SPECIFICATIONS ACCEPTED BY:

|         |           |
|---------|-----------|
| EST:    | CLIENT:   |
| SLS/PM: | LANDLORD: |

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



LEFT SIDE ELEVATION  
Scale: 1/8" = 1'



QID 23-70220

JOB NAME

Streams Development

LOCATION

Fountain Inn Retail Dev  
1314 N Main St  
Fountain Inn SC 29644

CUSTOMER CONTACT

SALESMAN / PM

Brian Baughman

DESIGNER

Glenn Miller

DWG. DATE

12-12-23

REV. DATE / REVISION

SCALE

FILE

2023/Streams Development/  
Fountain Inn SC/23-70220/  
SD Fountain Inn SC 23-70220

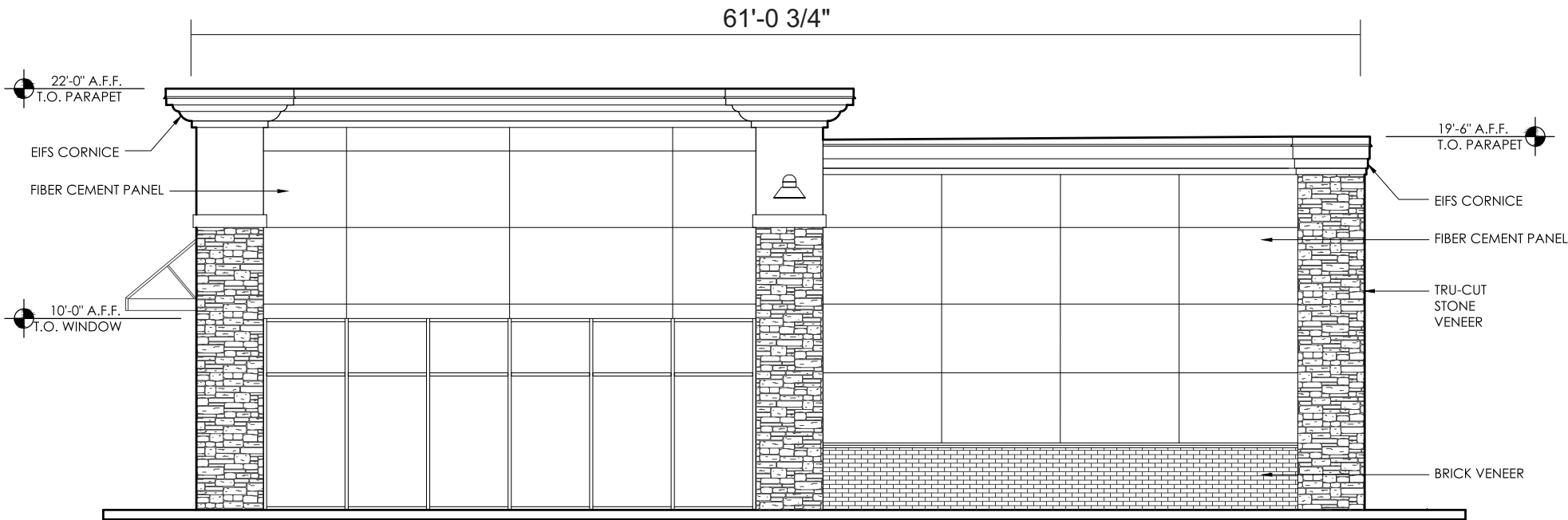
DESIGN SPECIFICATIONS ACCEPTED BY:

|         |           |
|---------|-----------|
| EST:    | CLIENT:   |
| SLS/PM: | LANDLORD: |

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



NO SIGNAGE THIS ELEVATION



RIGHT SIDE ELEVATION

Scale: 1/8" = 1'

QID 23-70220

JOB NAME

Streams Development

LOCATION

Fountain Inn Retail Dev  
1314 N Main St  
Fountain Inn SC 29644

CUSTOMER CONTACT

SALESMAN / PM

Brian Baughman

DESIGNER

Glenn Miller

DWG. DATE

12-12-23

REV. DATE / REVISION

SCALE

FILE

2023/Streams Development/  
Fountain Inn SC/23-70220/  
SD Fountain Inn SC 23-70220

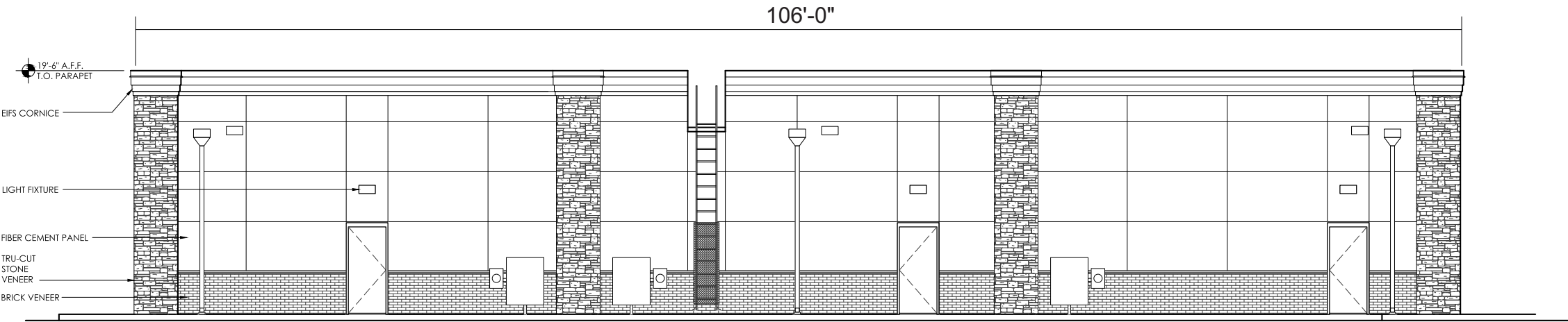
DESIGN SPECIFICATIONS ACCEPTED BY:

|         |           |
|---------|-----------|
| EST:    | CLIENT:   |
| SLS/PM: | LANDLORD: |

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



NO SIGNAGE THIS ELEVATION



REAR ELEVATION

Scale: 3/32" = 1'



|                                                                                                      |                               |
|------------------------------------------------------------------------------------------------------|-------------------------------|
| TAX MAP NO.:                                                                                         | 0325000100701 & 0325000100707 |
| SITE AREA:                                                                                           | ±3.49 AC                      |
| EXISTING ZONING:                                                                                     | C-2                           |
| PROPOSED ZONING:                                                                                     | FRD                           |
| <u>SETBACKS:</u>                                                                                     |                               |
| N MAIN ST:                                                                                           | 30'                           |
| EXTERIOR:                                                                                            | 12.5'                         |
| SITE IS LOCATED WITHIN FEMA PANEL 45045C0503E EFF. 8/18/2014 AND IS NOT LOCATED WITHIN A FLOODPLAIN. |                               |

**DEVELOPER**

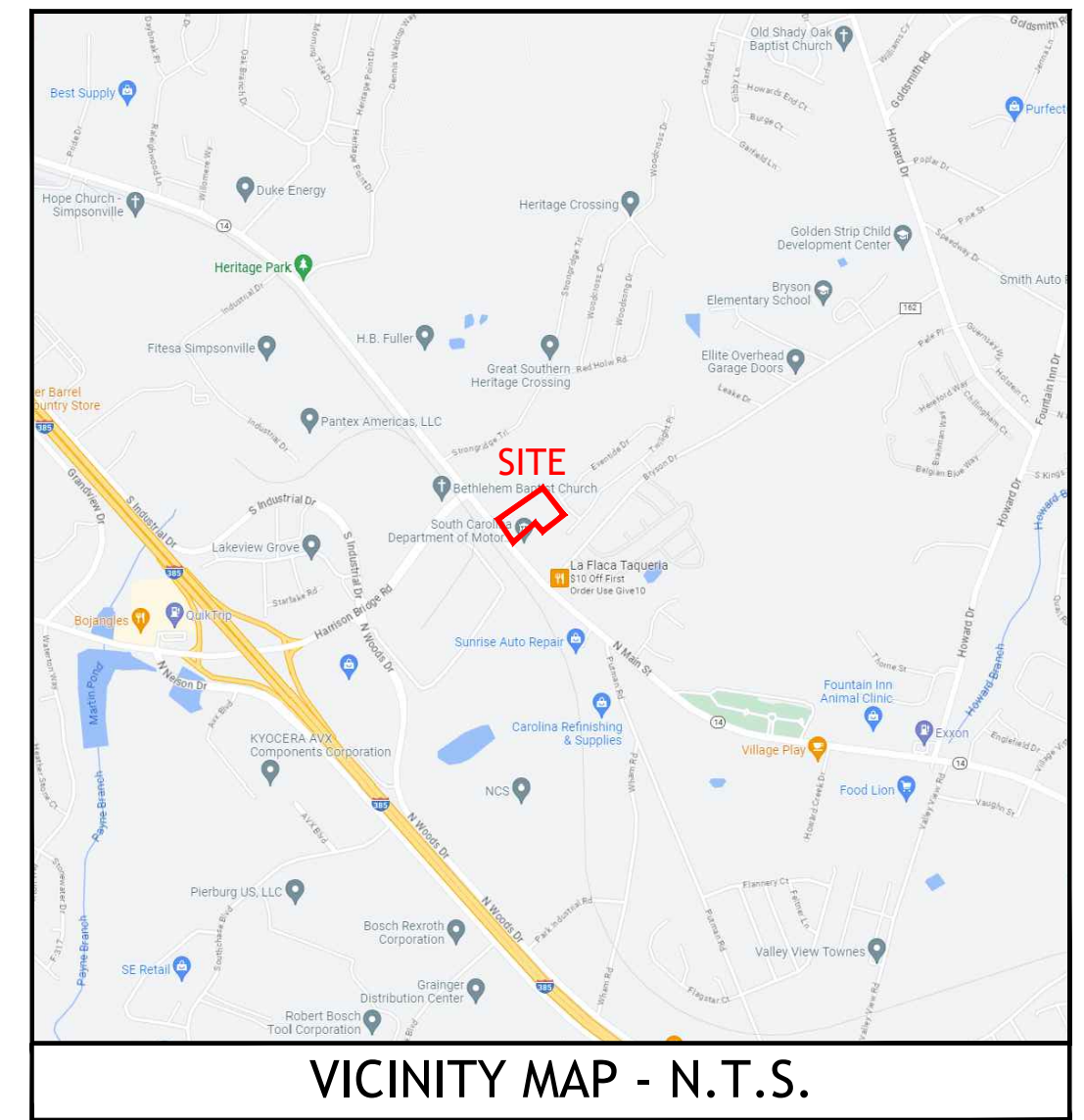
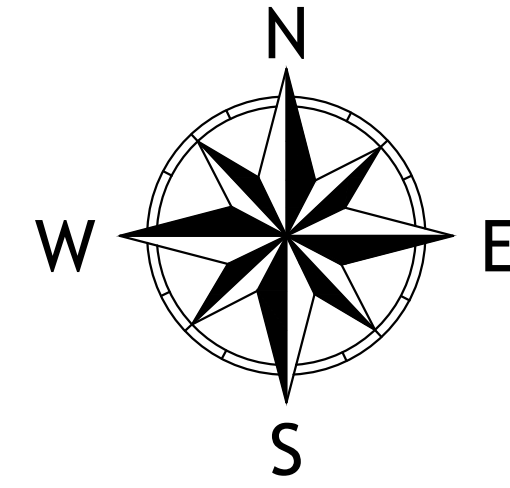
|          |                                                    |
|----------|----------------------------------------------------|
| COMPANY: | CENTURY DEVELOPMENT PARTNERS, LLC                  |
| ADDRESS: | 5 CENTURY DRIVE, SUITE 240<br>GREENVILLE, SC 29607 |
| PHONE:   | 630-301-1536                                       |
| CONTACT: | ALEX DMYTERKO                                      |
| EMAIL:   | ALEX@STREAMSDEV.COM                                |

**CIVIL ENGINEER**

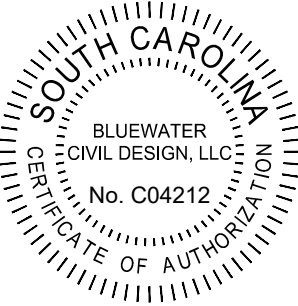
COMPANY: BLUEWATER CIVIL DESIGN, LLC  
ADDRESS: 718 LOWNDES HILL ROAD  
GREENVILLE, SC 29607  
PHONE: 864-326-4202  
CONTACT: PAUL HARRISON, P.E.  
EMAIL: PAUL@BLUEWATERCIVIL.COM

**SURVEYOR**

COMPANY: MSP & ASSOCIATES LAND SURVEYORS  
ADDRESS: 301 E. HILLCREST DRIVE  
GREENVILLE, SC 29609  
PHONE: 864-370-2232  
CONTACT: MICHAEL S. PERDUE, PLS  
EMAIL: MPPERDUE@MSPSURVEYING.COM



Project Name: STOWE Storage PDP-1, dw  
 Project Number: 2023-043  
 Drawing Scale: as noted  
 Date of Project: 02/2024  
 Engineer of Record:  
 Paul J. Harrison, P.E.  
 South Carolina Civil Engineer  
 North Carolina PC# 038371  
 bluewater civil design, llc  
 bluewater civil design, llc  
 718 Lowndes Hill Road • Greenville, SC 29607  
 Certificates of Authorization:  
 SC CQ4212 - CA PE0005865  
 NC C08688 - AL CA4065E



**STOWE Storage Facility**  
Storage & Commercial Retail  
N Main St  
City of Fountain Inn, SC

[illegible]

NATURAL  
RESOURCES  
INVENTORY

# NRI-1





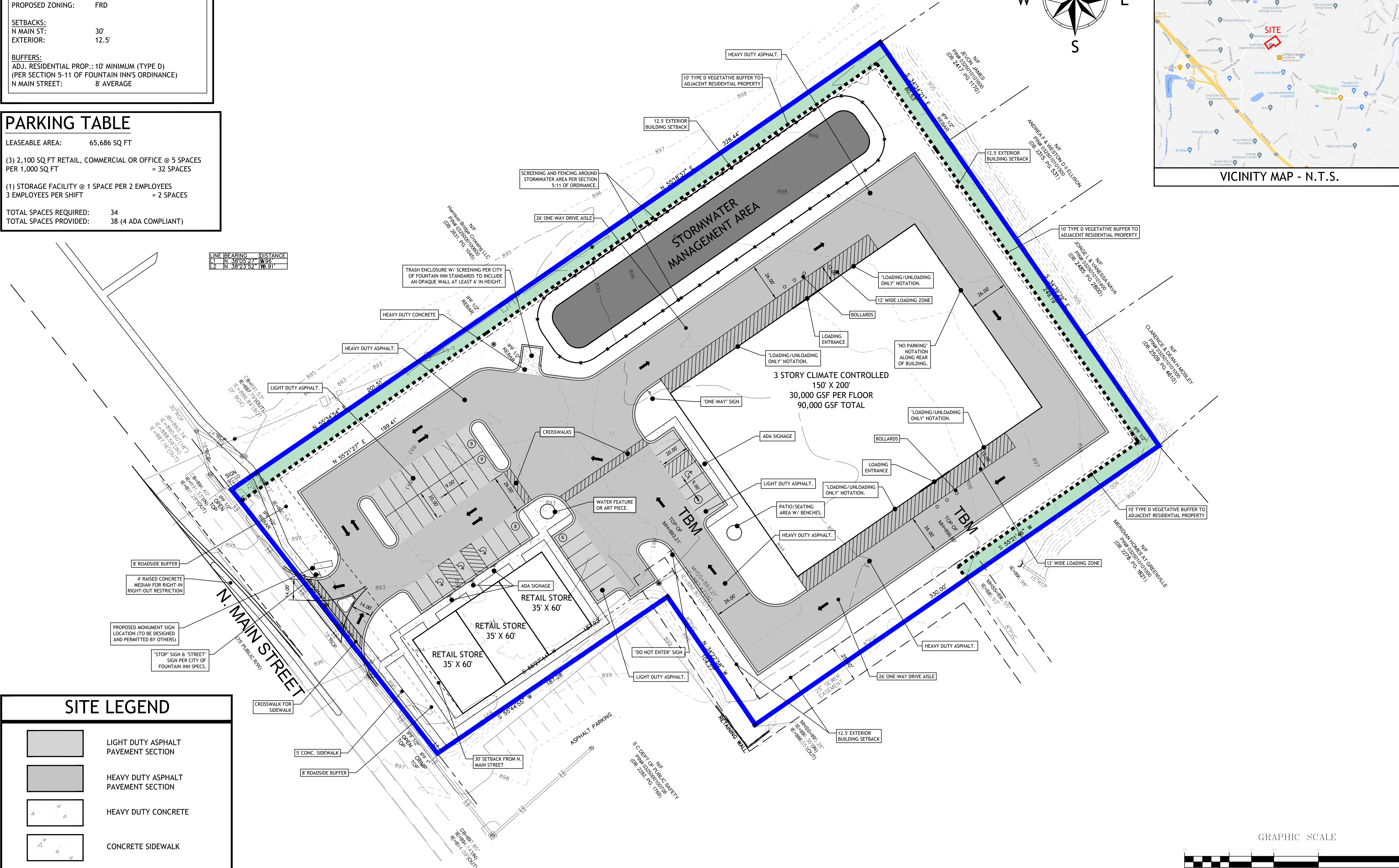
| SITE DATA                                      |                               |
|------------------------------------------------|-------------------------------|
| TAX MAP NO.:                                   | 0325000100701 & 0325000100702 |
| SITE AREA:                                     | ±3.49 AC                      |
| EXISTING ZONING:                               | C-2                           |
| PROPOSED ZONING:                               | FRD                           |
| SETBACKS:                                      |                               |
| N MAIN ST:                                     | 30'                           |
| EXTERIOR:                                      | 12.5'                         |
| BUFFERS:                                       |                               |
| ADJ. RESIDENTIAL PROP.:                        | 10' MINIMUM (TYPE D)          |
| (PER SECTION 5-11 OF FOUNTAIN INN'S ORDINANCE) |                               |
| N MAIN STREET:                                 | 8' AVERAGE                    |

| PARKING TABLE                                                               |                      |
|-----------------------------------------------------------------------------|----------------------|
| LEASEABLE AREA:                                                             | 65,686 SQ. FT.       |
| (3) 2,100 SQ. FT. RETAIL, COMMERCIAL OR OFFICE @ 5 SPACES PER 1,000 SQ. FT. | = 32 SPACES          |
| (1) STORAGE FACILITY @ 1 SPACE PER 2 EMPLOYEES 3 EMPLOYEES PER SHIFT        | = 2 SPACES           |
| TOTAL SPACES REQUIRED:                                                      | 34                   |
| TOTAL SPACES PROVIDED:                                                      | 38 (4 ADA COMPLIANT) |

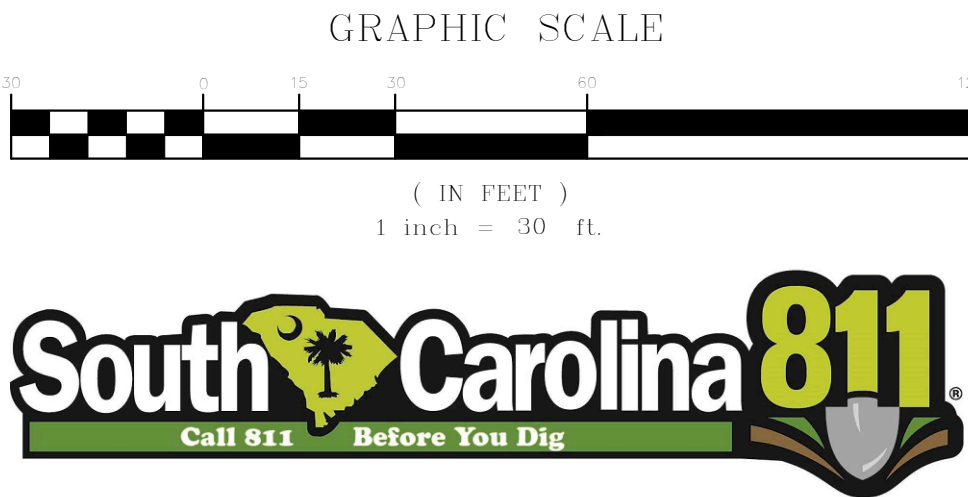
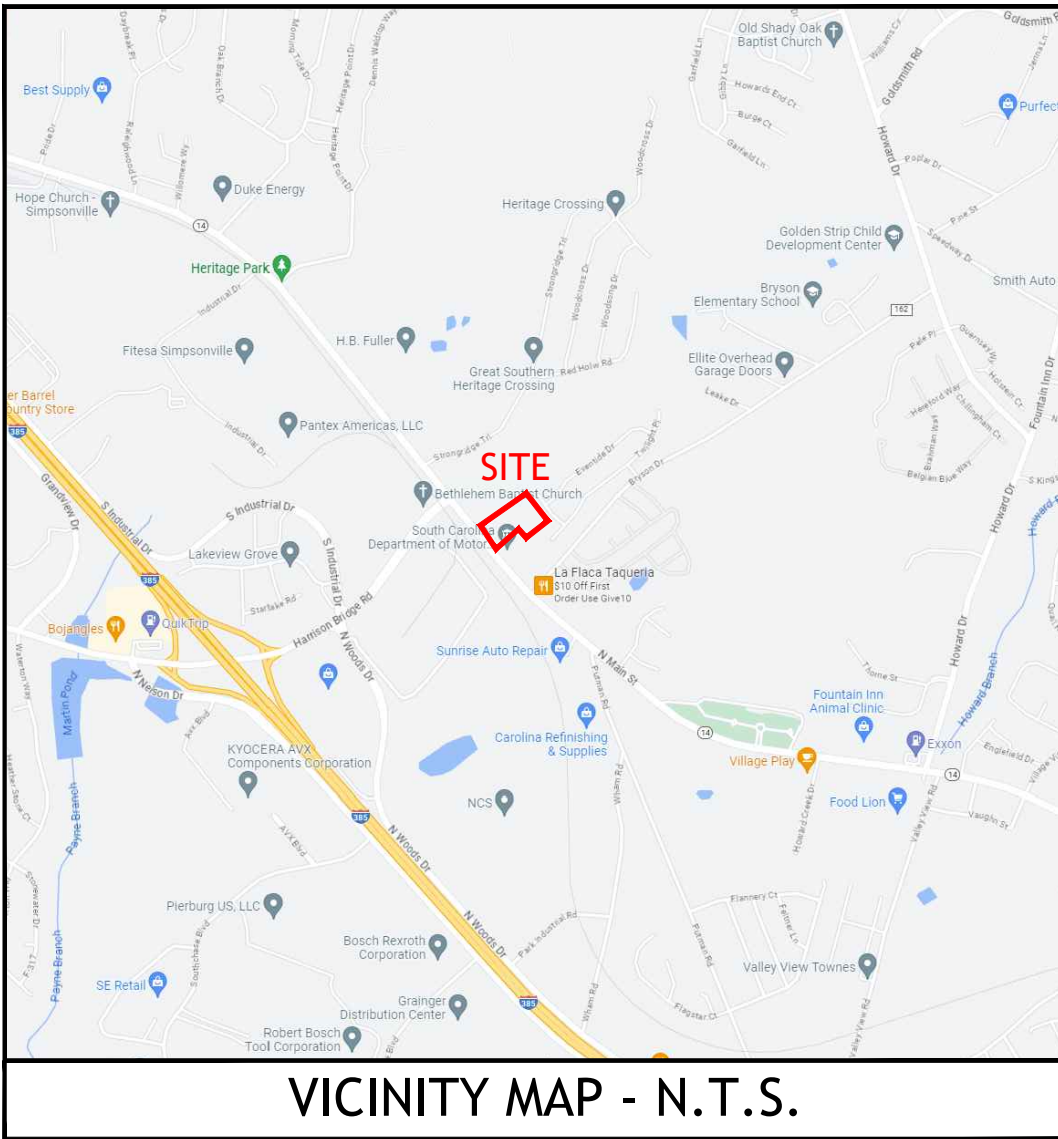
| DEVELOPER |                                                    |
|-----------|----------------------------------------------------|
| COMPANY:  | CENTURY DEVELOPMENT PARTNERS, LLC                  |
| ADDRESS:  | 5 CENTURY DRIVE, SUITE 240<br>GREENVILLE, SC 29607 |
| PHONE:    | 630-301-1536                                       |
| CONTACT:  | ALEX DMYTERKO                                      |
| EMAIL:    | ALEX@STREAMSDEV.COM                                |

| CIVIL ENGINEER |                                                |
|----------------|------------------------------------------------|
| COMPANY:       | BLUEWATER CIVIL DESIGN, LLC                    |
| ADDRESS:       | 718 LOWMEDES HILL ROAD<br>GREENVILLE, SC 29607 |
| PHONE:         | 864-326-4202                                   |
| CONTACT:       | PAUL HARRISON, P.E.                            |
| EMAIL:         | PAUL@BLUEWATERCIVIL.COM                        |

| SURVEYOR |                                                |
|----------|------------------------------------------------|
| COMPANY: | MSP & ASSOCIATES LAND SURVEYORS                |
| ADDRESS: | 301 E. HILLCREST DRIVE<br>GREENVILLE, SC 29609 |
| PHONE:   | 864-370-2232                                   |
| CONTACT: | MICHAEL S. PERDUE, PLS                         |
| EMAIL:   | MPERDUE@MSPSURVEYING.COM                       |



| SITE LEGEND |                                     |
|-------------|-------------------------------------|
|             | LIGHT DUTY ASPHALT PAVEMENT SECTION |
|             | HEAVY DUTY ASPHALT PAVEMENT SECTION |
|             | HEAVY DUTY CONCRETE                 |
|             | CONCRETE SIDEWALK                   |
|             | PROPERTY LINE/R.O.W.                |
|             | PROPOSED BUILDING SETBACK LINE      |
|             | PROPOSED E.O.P./CURB LINE           |
|             | EXISTING E.O.P.                     |
|             | PROPOSED C/L ROAD                   |



Project Number: 2023-043

DWG Name: STOWE Storage PDP-1.dwg

Drawing Scale: AS NOTED

Date of Project: 02/2024

Engineer of Record:

Paul J. Harrison, P.E.  
South Carolina P.E.# 24224  
North Carolina P.E.# 038371

**bluewater**  
civil design  
bluewater civil design, llc  
718 Lowmedes Hill Road • Greenville, SC 29607  
www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:  
SC C04212 - GA PEF005865  
NC P0868 - AL CA4065E

**STOWE Storage Facility**  
**Storage & Commercial Retail**  
N Main St  
City of Fountain Inn, SC

| PLAN REVISION | ISSUE DATE | ISSUE COMMENT     |
|---------------|------------|-------------------|
| A             | 02/08/2024 | Issued for Review |
|               |            |                   |
|               |            |                   |
|               |            |                   |
|               |            |                   |
|               |            |                   |
|               |            |                   |
|               |            |                   |
|               |            |                   |
|               |            |                   |

PRELIMINARY  
DEVELOPMENT PLAN

**PDP-1**



SITE DATA

TAX MAP NO.: 0325000100701 & 0325000100707

SITE AREA: ±3.49 AC

EXISTING ZONING: C-2

PROPOSED ZONING: FRD

SETBACKS:

N MAIN ST: 30'

EXTERIOR: 12.5'

BUFFERS:

ADJ. RESIDENTIAL PROP.: 10' MINIMUM (TYPE D)

(PER SECTION 5-11 OF FOUNTAIN INN'S ORDINANCE)

N MAIN STREET: 8' AVERAGE

DEVELOPER

COMPANY: CENTURY DEVELOPMENT PARTNERS, LLC

ADDRESS: 5 CENTURY DRIVE, SUITE 240

GREENVILLE, SC 29607

PHONE: 630-301-1536

CONTACT: ALEX DMYTERKO

EMAIL: ALEX@STREAMSDEV.COM

CIVIL ENGINEER

COMPANY: BLUEWATER CIVIL DESIGN, LLC

ADDRESS: 718 LOWMEDES HILL ROAD

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EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

COMPANY: MSP & ASSOCIATES LAND SURVEYORS

ADDRESS: 301 E. HILLCREST DRIVE

GREENVILLE, SC 29609

PHONE: 864-370-2232

CONTACT: MICHAEL S. PERDUE, PLS

EMAIL: MPPERDUE@MSPSURVEYING.COM

NO PRUNING EXCEPT TO REMOVE BROKEN, DEAD OR DAMAGED BRANCHES

REMOVE ALL BURLAP AND/OR BINDING MATERIAL.

GRADE AT WHICH TREE GREW IN NURSERY

3-4" MULCH DEPTH. MULCH TO STAY 3-4" AWAY FROM TRUNK OF ALL TREES AND SHRUBS

BACKFILL TO BE NATIVE SOIL, FREE OF ORGANIC AND INORGANIC DEBRIS

RUBBER HOSE

GUY WIRE

3-2"x4" WOOD STAKES EQUALLY SPACED AROUND TREE. LENGTH AS REQUIRED TO PENETRATE SUBGRADE.

SET TOP OF ROOT BALL 3" ABOVE ADJACENT FINISH GRADE.

DIAMETER OF THE HOLE FOR BALLS UP TO 2" SHALL BE TWICE THE DIAMETER OF BALL. DIAMETER OF HOLE FOR BALLS 2" AND GREATER SHALL BE 2" LARGER THAN THE DIAMETER OF THE BALL.

BALLS SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

NOTE: ORIGINAL STAKING TO BE REMOVED NO LATER THAN ONE YEAR FROM PLANTING. IF NECESSARY, NEW STAKING MAY BE PUT IN PLACE, ALSO NO LONGER THAN ONE YEAR.

TREE PLANTING DETAIL

NTS

INTERIOR PLANTINGS FOR PARKING AREAS TO BE PROVIDED ON THE ISLANDS & AT THE END OF PARKING BAYS PER SECTION 5-9.10.3 OF THE ORDINANCE.

8' ROADSIDE BUFFER TO CONTAIN 1 MEDIUM OR LARGE TREE EVERY 40 LF OF ROAD FRONTAGE (6 TREES) WITH SHRUBS SPACES TO PROVIDE A CONTINUOUS EVERGREEN SCREEN WITHIN 3 YEARS OF INSTALLATION, PER SECTION 5-9.10.2 OF THE ORDINANCE.

CONTRACTOR TO MAINTAIN SIGHT DISTANCE LINES WHEN PLANTING ALONG N MAIN STREET

8' ROADSIDE BUFFER TO CONTAIN 1 MEDIUM OR LARGE TREE EVERY 40 LF OF ROAD FRONTAGE (6 TREES) WITH SHRUBS SPACES TO PROVIDE A CONTINUOUS EVERGREEN SCREEN WITHIN 3 YEARS OF INSTALLATION, PER SECTION 5-9.10.2 OF THE ORDINANCE.

INTERIOR PLANTINGS FOR PARKING AREAS TO BE PROVIDED ON THE ISLANDS & AT THE END OF PARKING BAYS PER SECTION 5-9.10.3 OF THE ORDINANCE.

SHRUB PLANTING DETAIL

NTS

TOP OF BALL 1" - 2" ABOVE GRADE.

REMOVE PAPER, PLASTIC OR METAL CONTAINER THAT MAY BE AROUND ROOTS. IF THE ROOT BALL IS WRAPPED IN BURLAP, REMOVE ALL BURLAP.

BACKFILL MIXTURE

ROOT BALLS GREATER THAN 2" IN DIAMETER SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

ROOT BALLS SMALLER THAN 2" MAY SIT ON COMPACTED SOIL MIXTURE.

MULCH. DO NOT LEAVE SOIL ON TOP OF BURLAP.

IF PLANT IS IN BIG BED, DO NOT BUILD BASIN, BUT MULCH AND WATER ENTIRE BED.

DIAMETER OF HOLE FOR BALL UP TO 2" SHALL BE TWICE THE DIAMETER OF THE BALL.

DIAMETER OF THE HOLE FOR BALLS 2" AND LARGER SHALL BE 2" LARGER THAN DIAMETER OF THE BALL.

STOWE Storage Facility  
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GRAPHIC SCALE

( IN FEET )

1 inch = 30 ft.

South Carolina 811

Call 811 Before You Dig

VICINITY MAP - N.T.S.

Project Number: 2023-043

DWG Name: STOWE Storage PDP-1.dwg

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GRAPHIC SCALE

( IN FEET )

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South Carolina 811

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LANDSCAPE PLAN

LS-1