



AGENDA

**Council Chambers
300 Wall Street, Fountain Inn, SC 29644**

FORMAL MEETING OF CITY COUNCIL

Thursday, March 14, 2024 at 6 p.m.

Citizens may access the meeting at the following YouTube address:

<https://www.youtube.com/@cityoffountaininn3536>

1. Call to Order - Mayor McLeer
2. Invocation and Pledge of Allegiance
3. Introduce New Employees
4. Public Forum - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.
5. Public Hearing on Budget Amendment
6. Consent Agenda - There will be no discussion of Consent Agenda items unless a Council member so requests in which event the item in question will be considered separately.
 - a. Minutes from the Regularly Scheduled Council Meeting on February 8, 2024.
7. City Administrator's Report - Shawn M. Bell
 - a. Department Reports
8. Unfinished Business
 - a. First Reading of Ordinance AXZ 2024-01, An ordinance to provide for the annexation of the property described herein to the City limits of the City of Fountain Inn; to establish a Zoning Classification; to assign the annexed

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

property to a Council Ward; and other related matters (1344 Jones Mill Road).

- b. Second and Final Reading of Ordinance 2024-2, an ordinance to update and amend the FY 2024 budget for the City of Fountain Inn to account for appropriations made by City Council through the fiscal year.

9. New Business

- a. First Reading of Ordinance 2024-3 providing for the issuance and sale of not exceeding two million dollars City of Fountain Inn, South Carolina sewer system revenue bond, series 2024 and other matters relating thereto.
- b. First Reading of Ordinance PZ 2024-02 to amend the official zoning map of Fountain Inn, said amendment for the purpose of changing the zoning classification of the properties described in this ordinance, 202 Fairview Street, 200 Fairview Street, 303 Fairview Street, 307 Fairview Street, and 112 Parsons Street.
- c. First Reading of Ordinance PZ 2024-03 to amend the official zoning map of Fountain Inn, said amendment for the purpose of changing the zoning classification of the properties described in this ordinance, 1314 and 1318 N. Main Street

10. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.

- a. The receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege – Greenville County TMS: 0348000200100

11. Adjourn

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



MINUTES FORMAL MEETING OF CITY COUNCIL

Thursday, February 8, 2024 at 6 p.m.

1. Presentation at 5:45 p.m.

Mayor McLeer introduced Imma Nwobodu from Greenville County Redevelopment Authority.

a. 2024 Annual Action Plan, Imma Nwobodu, GCRA

2. Call to Order- Mayor McLeer

Mayor McLeer called the meeting to order at 6:01 p.m. All Councilmembers were present.

Shawn Bell, Russell Slatton, Chief Fortenberry, Randall Tuttle, Eduardo Noriega, Rebecca Mejia-Ward, and various other staff were present.

3. Invocation and Pledge of Allegiance

4. Public Hearing - Persons wishing to speak may signup 15 minutes prior to the meeting. Signups will be on a first-come, first-served basis. Your remarks will be limited to 3 minutes.

a. 2024 Annual Action Plan, GCRA

No one signed up to speak during the Public Hearing. Mayor McLeer closed the Public Hearing.

5. Proclamation

a. Black History Month

Mayor McLeer announced the annual Black History Month Proclamation will be presented to Bobby's BBQ on Friday at 11 a.m.

6. Consent Agenda- There will be no discussion of Consent Agenda items unless a Councilmember so requests in which event the item in question will be considered separately.

Motion by Councilmember Clemmer, seconded by Councilmember Garrett to approve the Consent Agenda.

The motion carried unanimously 7/0.

a. Approval of Minutes from Regularly Scheduled Council Meeting on January 11, 2024

7. City Administrator's Report- Shawn M. Bell

Mr. Shawn Bell covered the following information: Woodside Streetscape contractor is working on marking utilities, estimated completion March 25. Instate signage is still waiting on permits from Duke Energy to run power to the site. Main Streetscape, CTC sent permission letters to all property owners and we did a site visit today with construction expected to begin in the summer. Parking lot construction open bids February 1st with P&F as the low bidder adding 18 spaces in the downtown. Annual Daddy Daughter Dance is scheduled for this coming Saturday. Fire Station Three received preliminary costs estimates and we will discuss that moving forward. Natural Gas- January record most gas consumed in one month. January 17 daily consumption record with over 10,000 decatherms burned on a single day. RFP issued for Zoning ordinance and land development rewrite due on February 29th. Citizen's Police Academy is accepting applications until February 23rd. Youth basketball Allstar Tournament starts in February and the state tournament is in March. Spring baseball/softball registration is open until February 22. As of February 1, 402 registrants. Chamber of Commerce is holding their annual membership luncheon on April 12. Younts Center for the Performing Arts has Mary Poppins, Jr.

a. Department Head Report

b. Keep Laurens County Beautiful

Mayor McLeer recognized the Keep Laurens County Beautiful report.

Councilman Clemmer commended Chief Fortenberry and the Police Department for the increased traffic enforcement on Main Street.

8. Unfinished Business

Mayor McLeer announced that Public Comment was not added to the agenda and therefore added to the meeting.

Brian Gearin, 316 Stockland Trail - thankful to Council and Administration for

being a welcoming City and support of the INNvision comp plan.

Mr. Riddle- Thank you for the effort of the Comprehensive Plan and the modifications made but encourages the embracing of rural life and annexations.

Mrs. Garrison, 164 Garrison Arena Drive- due to learning about Laurens County and the distrust of government, but is encouraging more control of growth.

a. Second and Final Reading of Ordinance 2024-1 approving and adopting the City's 2024 INNvision Comprehensive Plan, as contemplated by South Carolina code annotate section 6-29-510, et seq.

Mr. Bell gave a brief update and overview. Mayor McLeer, Councilman Clemmer and Mayor Pro Tem Don all gave updates and clarification to the Comprehensive Plan.

Motion by Mayor McLeer, seconded by Councilmember Don to approve Second and Final Reading of Ordinance 2024-1 adopting the City's 2024 INNvision Comprehensive Plan, as contemplated by South Carolina code annotate section 6-29-510, et seq.

The motion carried unanimously 7/0.

9. New Business

a. Approval of the Appointment of Randall Tuttle as Public Works Director

Mr. Bell introduced Randall Tuttle and gave his employment background.

Motion by Mayor McLeer, seconded by Councilman Clemmer to approve of the Appointment of Randall Tuttle as Public Works Director.

The motion carried unanimously 7/0.

b. First Reading of Ordinance AXZ 2024-01, An ordinance to provide for the annexation of the property described herein to the City limits of the City of Fountain Inn; to establish a Zoning Classification; to assign the annexed property to a Council Ward; and other related matters (1344 Jones Mill Road).

Councilman Garrett and Mayor McLeer had questions about the zoning designation of R-15. Councilman Thomason asked about property maintenance, police protection and fire protection. Councilman Clemmer is concerned about police jurisdiction and roadway safety.

Motion by Councilmember Thomason, seconded by Councilmember

Clemmer to table First Reading of Ordinance AXZ 2024-01, An ordinance to provide for the annexation of the property described herein to the City limits of the City of Fountain Inn; to establish a Zoning Classification; to assign the annexed property to a Council Ward; and other related matters (1344 Jones Mill Road).

The motion carried unanimously 7/0.

c. First Reading of Ordinance 2024-2 Budget Amendment...

Motion by Councilmember Blackstone, seconded by Councilmember Sanders to approve First Reading of Ordinance 2024-2 Budget Amendment.

The motion carried unanimously 7/0.

d. First and Final Reading of Resolution 2024-2, Allocation of Greenville County CDBG and Home Funds for 2024 Program Year.

Motion by Councilmember Garrett, seconded by Councilmember Sanders to approve First and Final Reading of Resolution 2024-2, Allocation of Greenville County CDBG and Home Funds for 2024 Program Year.

The motion carried unanimously 7/0.

e. A resolution to provide a major change to the Woodside Village Planned Development.

Motion by Councilmember Garrett, second by Councilmember Don to approve PZ 2024-1 resolution to provide a major change to the Woodside Village Planned Development. .

The motion carried unanimously 7/0.

10. Executive Session -After coming out of executive session, Council may vote on items discussed during executive session.

No Executive Session.

11. Adjourn

Motion by Councilmember Sanders, seconded by Councilmember Garrett to adjourn the meeting at 7:10 p.m.

The motion carried unanimously 7/0.

CITY ADMINISTRATOR REPORT



Agenda Date: March 14, 2024

To: Mayor and City Council

From: Shawn M. Bell, ICMA-CM
City Administrator

Administration

- Interstate Welcome Signage (Exits 23 and 26)
 - Waiting on SCDOT to approve a permit for Duke Energy to run power to the site
- Woodside Streetscape
 - Project is underway: moving water valves and upgrading stormwater infrastructure
- Woodside Connector
 - Contractor has begun demolition of the existing trail
- Main Street Streetscape
 - CoTransCo is getting closer to letting the project
- Depot Street Stage Cover
 - Due to the amount of utilities located behind the stage, the stage cover had to be redesigned to incorporate new footing locations
 - Estimated completion by May 2024

Community Relations

- Upcoming Events
 - Mac Arnold Cornbread & Collard Greens Blues Festival on April 13 from noon – 6:00 p.m.
 - Italian American Heritage Festival on April 27 from noon – 6:00 p.m.
 - Sounds of Summer from May 24 – August 9
 - Farmer's Market from May 25 – September 28
 - Juneteenth on June 15
 - Potential New Event: NFL Alumni Car Show on June 1 (Patrick Sapp – former Clemson and NFL linebacker)
 - Independence Day Celebration on June 29
- Awards
 - Southeast Festivals & Events Association
 - Best Festival under \$20,000 – Jeepers Creepers
 - Best New Festival – Jeepers Creepers
 - Best Festival Merchandise – Jeepers Creepers Duck

Fire

- 188 calls for service in February 2024
 - 26% overlapping

Human Resources

- Administration/Finance
 - Accounts Payable Specialist – One vacancy; contract/agency engaged
- Fire
 - Firefighter – One vacancy; applications under review
- Natural Gas
 - Gas Tech I – Two vacancies; one offer made & reviewing applications for the second vacancy
- Police
 - Patrol Officer – Four vacancies; interviews scheduled & candidates in cue
 - Dispatch – Two vacancies; candidates in cue/background
- Public Works
 - Parks Maintenance Tech 1 – Two vacancies; advertisement posted
 - Sewer Maintenance Tech 1 – Two vacancies; interviews scheduled

Judicial

- February 2024
 - 147 Total Cases
 - 39 criminal and 108 traffic
 - 31 cases transferred to General Sessions
 - 85 pending cases
 - 13 preliminary hearings held
 - 18 cases disposed
- Jury trials were held the week of January 22 – 30 cases were cleared

Natural Gas

- Gas Supply
 - Deliveries for February 2024
 - Gas volume of 140,938 Dekatherms
 - Gas consumption for February 2024 was 22% higher than February 2023, and 6% higher than the February three-year average
 - Gas Prices/Rates
 - The price of natural gas for March 2024 settled at \$1.615 per Dekatherm, representing a \$0.875 decrease from February 2024's price of \$2.490 per Dekatherm

- Operations
 - Key Indicators
 - 156 feet of new gas main lines installed
 - 11,382 feet installed Y-T-D
 - 3,643 feet of new service lines (67) were installed
 - 5,420 feet (110) installed Y-T-D
 - Annual pipeline leak survey should be completed by May 31
 - Annual safety survey (telephone) will begin April 1 and anticipated to last about ten days

Planning & Development

- Building & Codes
 - February 2024
 - 92 permits issued with a total valuation of \$12,913,341
 - 613 inspections
 - 79 residential plan reviews; 15 commercial plan reviews
 - 24 certificates of occupancy issued
- Planning & Zoning
 - INNvision Comprehensive Plan
 - The adopted plan and appendix can be found can be accessed online at <https://www.fountaininn.org/311/INNvision-Comprehensive-Plan>
 - Zoning Ordinance & Land Development Regulations Rewrite
 - We received three proposals from consulting firms
 - Staff has selected a firm and is negotiating the terms of the contract

Police

- Key Indicators February 2024
 - 1,877 calls for service
 - 159 inbound 911 calls
 - 99 citations issued
 - 280 warnings issued
 - 30 collisions
- Upcoming
 - 5th Annual Superhero 5K for Autism on April 27th from 8:00 – 11:00 a.m.
 - 25th Annual Community Patrol Golf Class on May 10th at Carolina Springs Golf Course
- Misc.
 - Two monetary incentive programs have been established to assist our efforts to recruit qualified applicants for vacant positions
 - National Narcotic Detector Dog Association (NNDDA) National Conference

- Officers Kunz/Deuce won 1st Place in the Narcotics Competition and the Top Gun Award (first time attending Nationals and winning 1st Place)
- Officers Atwood/Chops won 2nd Place in the Narcotics Competition and won the Bark, Bandit, Trooper Award (Best Older Dog)
- FIPD K-9 Unit was the Top Team Award

Public Works

- Stormwater Model (Grant Funded project)
 - Currently soliciting public comment for any stormwater problem areas
- Sewer Rehabilitation
 - Cajenn Construction is beginning with the CIPP (pipelining) portion of the project
 - Will look to bid out additional scope to maximize RIA/SCIIP grant funding
- Applied for and received a \$10,000 Palmetto Pride (anti-litter) grant

Recreation

- Spring Baseball/Softball
 - 651 registrants; 53 teams; 60 coaches
 - Games begin on April 1; Opening Day Ceremony to be held on April 13
- Projects:
 - Installation of dugout covers at Emanuel Sullivan Sports Complex and P.D. Terry City Park are in progress
 - Misc. field equipment upgrades have either been installed or ordered
- The Department applied for and was awarded a \$2,000 USTA Southern grant to assist in making tennis accessible to youth of various ages, backgrounds, and skill sets while teaching the fundamentals of the sport

Chamber of Commerce

- Annual Membership Meeting: April 12 from 11:00 a.m. to 2:00 p.m. (Luncheon)

Younts Center for Performing Arts

- Mary Poppins, Jr.
 - March 15 at 7:30 p.m.
 - March 16-17 at 3:00 p.m.
- European Royal Classical Ballet's *Swan Lake*
 - April 26 at 7:00 p.m.
- Seussical, Jr.
 - May 3-4 and May 10-11 at 7:30 p.m.
 - May 4 and May 11 at 3:00 p.m.
- Motown: The Music of Motor City

- August 2-3 and August 9-10 at 7:30 p.m.
 - August 3-4 and August 10-11 at 3:00 p.m.
- Uplift: A Gospel Concert
 - September 20-21 and September 27-28 at 7:30 p.m.
 - September 21-22 and September 28-29 at 3:00 p.m.
- Disney's Frozen, Jr.
 - October 18-19 and October 25-26 at 7:30 p.m.
 - October 19-20 and October 26-27 at 3:00 p.m.
- A Christmas Carol – The Musical
 - December 6-7 and December 13-14 at 7:30 p.m.
 - December 7-8 and December 14-15 at 3:00 p.m.

FINANCE – ACCOUNTING DIVISION DEPARTMENT SUMMARY

Monthly Highlights

Business License renewal period has begun. Businesses have been mailed a license renewal application and applications and payments have started to come in. The deadline to renew is April 30, 2024.

We are currently looking to fill our open Accounts Payable Specialist.

Business License

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL BUSINESS LICENSES ISSUED	103	330	1,059
TOTAL BUSINESS LICENSE REVENUE	\$103,530	\$385,458	\$1,596,938
DATAMAX – COLLECTED REVENUE	*N/A	\$26,587	\$69,780

**Datamax revenue report not available until the 15th of every month*

Hospitality

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL COMPANIES/FOOD TRUCKS	49	51	60
TOTAL HOSPITALITY TAX REVENUE	*\$54,336	*\$420,313	\$670,354

**Revenue is collected in subsequent month. Revenue reported is for transactions through 1/31/2024.*

FINANCE – UTILITY BILLING DIVISION

Monthly Highlights

Fountain Inn Natural Gas recently began our yearly mandated pipeline safety survey. We have partnered with South Cross Company to complete the survey for us this year. The survey should last for at least 60 days.

Service Lines	Current	YTD	Prior Year
New Service Line Applications	105	741	N/A
Service Lines Completed	95	591	N/A
Total Amount Billed	Current	YTD	Prior Year
Total Gas Billed	\$729,056	\$9,546,921	N/A

Aging 30 days	\$15,216	\$15,216	N/A
Aging 60 days	\$1,170	\$1,170	N/A
Aging 90 days	\$2,648	\$2,648	N/A
Aging 120+ days	\$357,486	\$357,486	N/A
New Applications	Current	YTD	Prior Year
New Customer Applications	119	1,930	N/A
Customer Service Statistics	Current	YTD	Prior Year
Incoming Phone Calls	1,714	17,468	N/A
Credit Card Payments	6,879	59,829	N/A
ACH Payments	1,272	13,298	N/A
Cash & Check Payments	3,340	96,393	N/A

(-) A/R balances include unapplied overpayments for customers who take advantage of budget billing

FIRE – FIRE DEPARTMENT SUMMARY

Summary of Monthly Events

- 188 calls for February with 25.53% overlapping calls
- Multiple trainings completed
- One member began Rookie school at Spartanburg ESA. Will graduate May 3, 2024

DEPARTMENT HIGHLIGHTS

Current Projects

- An annual awards ceremony is being planned. More to come on this
- 1st quarter statistics will be provided next report
- Assistance for Firefighter Grant is being applied for.

Upcoming

- Promotional testing will be conducted in March and April



City of Fountain Inn - Human Resources Monthly Report - February 2024

Home Department**	January Headcount	February Hires / Transfers In	February Terms	February Transfers Out	February Headcount	DIVERSITY					
						Asian	Black or African American	Hispanic or Latino	White	Pacific Islander	One or More
000411 / Administration	2	0	0	0	2	0	0	0	2	0	0
000412 / Judicial	5	0	0	0	5	0	0	0	4	1	0
000413 / Council	8	0	0	0	8	0	0	1	7	0	0
000414 / Community Relations	6	0	0	0	6	0	0	0	6	0	0
000416 / Finance	10	0	0	0	10	0	2	0	8	0	0
000417 / Human Resources	2	0	0	0	2	0	0	1	1	0	0
000421 / Police	38	0	0	0	38	0	3	3	31	0	1
000422 / Fire	30	3	0	0	33	0	2	0	31	0	0
000424 / Public Works	2	1	0	0	3	0	1	0	2	0	0
000425 / Planning & Development	3	0	0	0	3	0	0	0	3	0	0
000431 / Streets & Grounds	5	0	1	0	4	0	1	0	3	0	0
000432 / Sanitation	9	0	0	0	9	0	3	0	6	0	0
000434 / Sewer	5	0	0	0	5	0	1	0	4	0	0
000451 / Recreation	47	0	3	0	44	0	15	0	29	0	0
000453 / Facilities Maintenance	2	0	0	0	2	0	0	1	1	0	0
000510 / Gas Field	17	0	0	0	17	0	0	1	16	0	0
Totals:	191	4	4	0	191	0	28	7	154	1	1

**Based on Home Departments

FULL TIME 139 / PART TIME 52

Recruitment Status for Open Positions - AS OF 3/7/2024

416 Finance: Accounts Payable Specialist (1) Vacancy; *contract/agency engaged*
421 Police: Patrol Officer (4) Vacancies; interviews scheduled & candidates in cue
421/422 Dispatch: Dispatcher (2) Vacancies; candidates in cue/background
422 Fire: Firefighter (1) Vacancy; applications under review

431 Parks: Maintenance Tech I (2) Vacancies; position in cue to post

434 Sewer: Maintenance Tech I (2) Vacancies; interviews scheduled

510 Gas: Gas Tech I (2) Vacancies; one offer made, reviewing applications for second vacancy

February NEW HIRES	Department	Title
Rector, Christopher Blake	000422	Firefighter
Mussario, Mark Robert	000422	Firefighter
Tuttle, Randall Stephen	000424	Director of Public Works
Tinsley, Anthony Ryan	000422	Firefighter

Offers Accepted as of 3/7/2024

421 Police - Police Officer Recruit (1)

GAS SUPPLY

- Gas volume moved through our system: **140,938 Dths** for the month of February.
- Gas consumption for February was 21.6% higher than February of 2023 and 5.7 % higher than the 3-year average.
- The price of natural gas for the month of March settled at \$1.615 per Dekatherm. This represents a decrease of \$0.875 from February's price of \$2.490 per Dekatherm. Please keep in mind this represents the commodity price only, there are other factors that impact the final "Cost of Gas" which is used in FING's monthly billing calculations.

GAS OPERATIONS

- We are preparing for a busy construction season with several new subdivisions and approximately 720 new customers.
- Our annual pipeline leak survey is in full swing; our contractor is inspecting every foot of mains and services to ensure system integrity. The survey should be completed by May 31.
- Our phone safety survey will start April 1st and should last about 10 days depending on the responses we receive.

Winter Weather Outlook

- We expect March temperatures to return to normal for this time of year; however, the USA is still under the weather pattern called "El Niño". This pattern traditionally brings cooler and wetter weather to the Southeast which means gas residential demand could continue to be high.

Key Indicators

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	156 ft.	11,382 ft.
NEW SERVICE LINES INSTALLED	67 SL; 3,643 ft.	110 SL; 5,420 ft.

GAS PRICES

- FING total cost of gas continues to be fair and reasonable, see table below comparing some of the other Carolina gas companies (public and private).

NORTH CAROLINA/SOUTH CAROLINA/VIRGINIA GAS RATE COMPARISONS					
February 2024					
COMPANY	SERVICE CLASS	METER CHARGE PER MONTH	AVEWRAGE RATE PER THERM	AVG. USAGE THERMS	TOTAL COST PER MONTH
CITY OF DANVILLE, VA	Residential	\$12.51	\$0.82063	100.00	\$94.57
CITY OF ORANGEBURG, SC	Residential	\$11.50	\$0.87143	100.00	\$98.64
GREER CPW, SC	Residential	\$10.00	\$0.93700	100.00	\$103.70
FOUNTAIN INN, SC	Residential	\$9.00	\$0.99600	100.00	\$108.60
FORT HILL NATURAL GAS, SC	Residential	\$10.00	\$1.00000	100.00	\$110.00
GREENWOOD CPW, SC	Residential	\$10.00	\$1.01010	100.00	\$111.01
CLINTON-NEWBERRY, SC	Residential	\$12.00	\$1.02870	100.00	\$114.87
LANCASTER COUNTY, SC	Residential	\$5.00	\$1.11000	100.00	\$116.00
CITY OF SHELBY, NC	Residential	\$8.50	\$1.08773	100.00	\$117.27
PIEDMONT, SC	Residential	\$10.00	\$1.10021	100.00	\$120.02
DOMINION, NC	Residential	\$10.00	\$1.10358	100.00	\$120.36
YORK NATURAL GAS, SC	Residential	\$9.25	\$1.15545	100.00	\$124.80
CHESTER COUNTY, SC	Residential	\$6.50	\$1.31012	100.00	\$137.51
PIEDMONT, NC	Residential	\$10.00	\$1.42956	100.00	\$152.96
GREENVILLE UTILITIES, NC	Residential	\$14.00	\$1.45850	100.00	\$159.85
DOMINION, SC	Residential	\$10.90	\$1.53279	100.00	\$164.18
CITY OF MONROE, NC	Residential	\$10.00	n/a		➤ #VALUE!
LAURENCE CPW	Residential	\$10.00	n/a		➤ #VALUE!
CITY OF LEXINGTON, NC	Residential	\$10.00	n/a		➤ #VALUE!
PUBLIC SERVICE OF NC	Residential	\$10.00	n/a		➤ #VALUE!

PLANNING & ZONING

Zoning Ordinance & Land Development Regulations Rewrite

Three RFPs were received and opened on February 29th. They are currently under review.

Boards & Commissions

Planning Commission (Feb. 22nd)

- PZ-2024-02
 - Request: Rezoning to a Planned Development (PD)
 - TMS: 0344000300100, 0344000300600, 0344000300101,
0345001000900, 0345001000702, 0345001000700
 - Location: Fairview Street and Fowler Street
 - Current Zoning: C-2 Commercial, I-1 Industrial, R-12 Residential,
R-15 Residential, R-M Residential Multi-Family
 - Vote: 7-0, Recommendation for approval
- PZ-2024-03
 - Request: Rezoning to a Flexible Review District (FRD)
 - TMS: 0325000100701, 0325000100707
 - Location: 1314 and 1318 North Main Street
 - Current Zoning: C-2, Commercial
 - Vote: 7-0, Recommendation for approval

Board of Zoning Appeals (Feb. 26th)

- The meeting was canceled as there were no items on the agenda.

BUILDING AND CODES

INSPECTIONS	FEBRUARY	JANUARY
ALL CONSTRUCTION	613	551
REINSPECTIONS	18	10
TOTAL INSPECTIONS	613	551
PERMITS ISSUED	74	92
SUBMITTED PERMITS	108	
NEW SINGLE FAMILY	81	48
NEW MULTI-FAMILY (UNITS)	0	0
NEW COMMERCIAL	0	0
CERTIFICATES OF OCCUPANCY-ISSUED	24	28
REMODEL/ADD. RESIDENTIAL	3	4
REMODEL/ADD. COMMERCIAL	4	8
SIGN/ROOFING/SOLAR/MISC TRADE	20	19
COMMERCIAL PLAN REVIEWS	15	7
RESIDENTIAL PLAN REVIEWS	79	40

CODE COMPLIANCE

BUILDING CODE COMPLAINTS	FEBRUARY	JANUARY
VEHICLES/OTHER	6	4
BUILDING – UNSAFE CONDITIONS	2	2
PROPERTY MAINTENANCE	3	5
TOTAL COMPLAINTS	11	1

FINANCIAL SUMMARY

FINANCIAL STATISTICS	FEBRUARY	JANUARY
TOTAL VALUATION	\$12,913,341	\$14,217,171
TOTAL PERMIT FEES	\$55,935	\$27,911.50
TOTAL PLAN REVIEW REVENUE	\$28,145	\$20,670.00



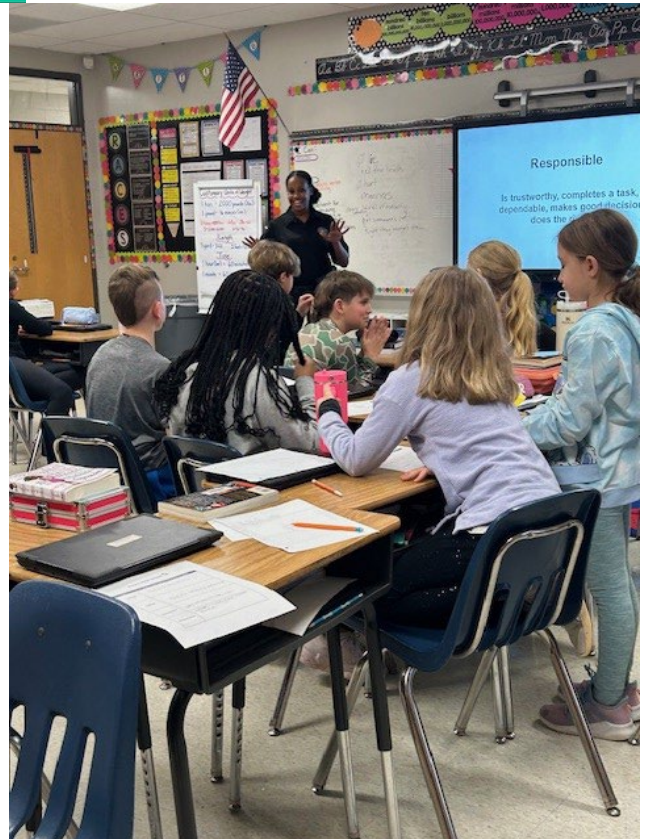
City of Fountain Inn

Police Department *February 2024 Monthly Report*



Officer Williams supporting
Local Girl Scouts

SRO Hill teaching at RGS





Citizen's Police Academy



**Registration
Deadline
5/3/24**

FOUNTAIN INN POLICE
DEPARTMENT PRESENTS

25th Annual

COMMUNITY PATROL GOLF CLASSIC

All proceeds benefit the following community programs

- Youth Summer Camp
- Senior Watch Program
- Citizen's Police Academy
- Neighborhood Watch Programs
- National Night Out
- LEO Santa Toy Drive

Team Fee \$280
Mulligans \$20 each

FRIDAY, MAY 10TH 2024
Carolina Springs Golf Course

Dinner, Awards Ceremony, & Door Prizes
to immediately follow

Questions? Contact Sgt. Troy McBride @ 864-908-3668 or via email: troy.mcbride@fountaininn.org



KAPOW!!

SIGN UP NOW!

\$40 Registration
****Fee Increases after 3/22**

**5th Annual
Superhero 5K
for Autism**

**April 27th
8 am - 11 am**

REGISTER @ Runsignup.com/Race/SC/FountainInn/PoliceSuperhero

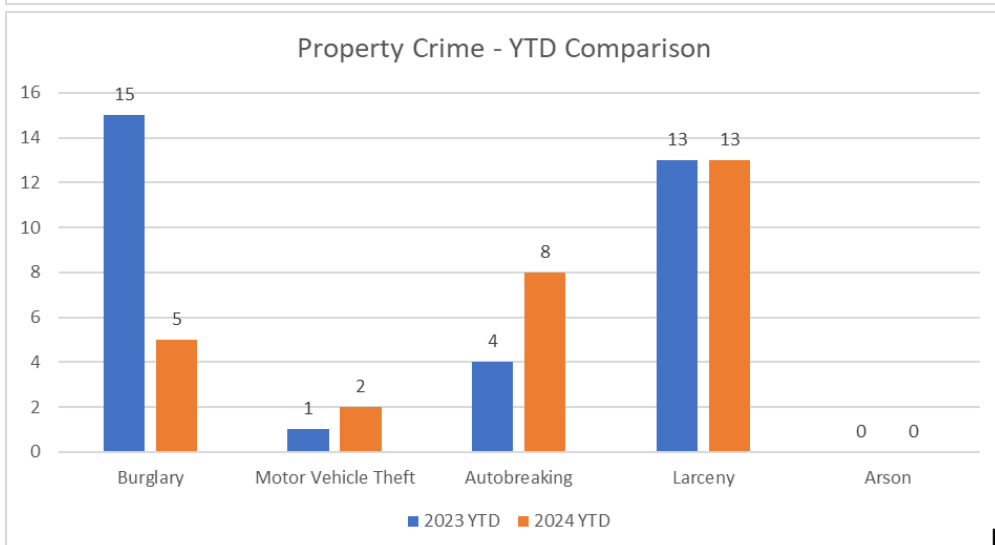
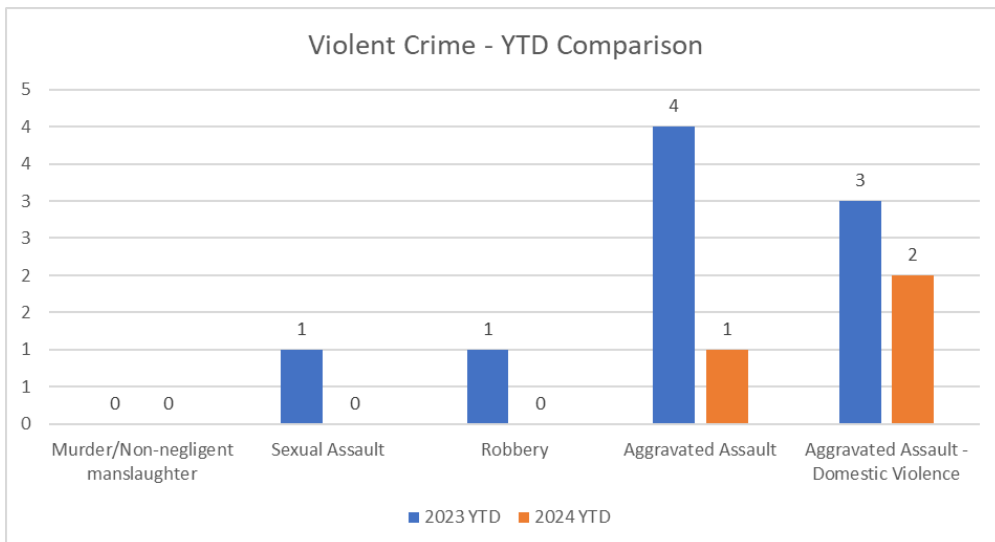
FOUNTAIN INN

BAM!



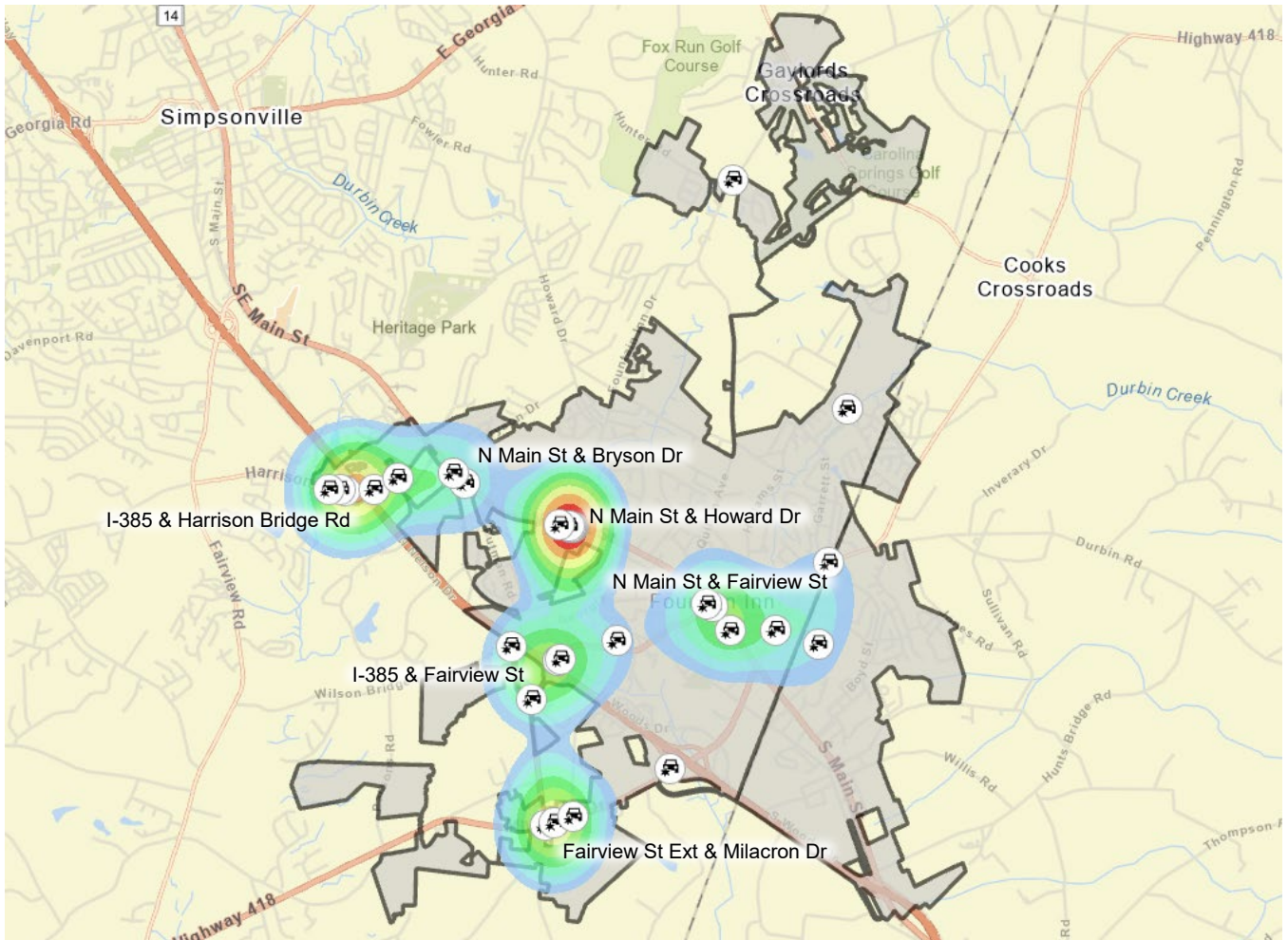
Violent Crime						
Crime Type	Feb 2023	Feb 2024	Difference	2023 YTD	2024 YTD	Difference
Murder/Non-negligent manslaughter	0	0	0	0	0	0
Sexual Assault	0	0	0	1	0	-1
Robbery	1	0	-1	1	0	-1
Aggravated Assault	1	1	0	4	1	-3
Aggravated Assault - Domestic Violence	1	2	1	3	2	-1
Total Violent Crime	3	3	0	9	3	-6
Property Crime						
Crime Type	Feb 2023	Feb 2024	Difference	2023 YTD	2024 YTD	Difference
Burglary	3	4	1	15	5	-10
Motor Vehicle Theft	0	1	1	1	2	1
Autobreaking	1	7	6	4	8	4
Larceny	8	4	-4	13	13	0
Arson	0	0	0	0	0	0
Total Property Crime	12	16	4	33	28	-5
Total Part I Crime	15	19	4	42	31	-11

Unfounded Cases Removed / Source: Vconnect / n.c. = not calculable

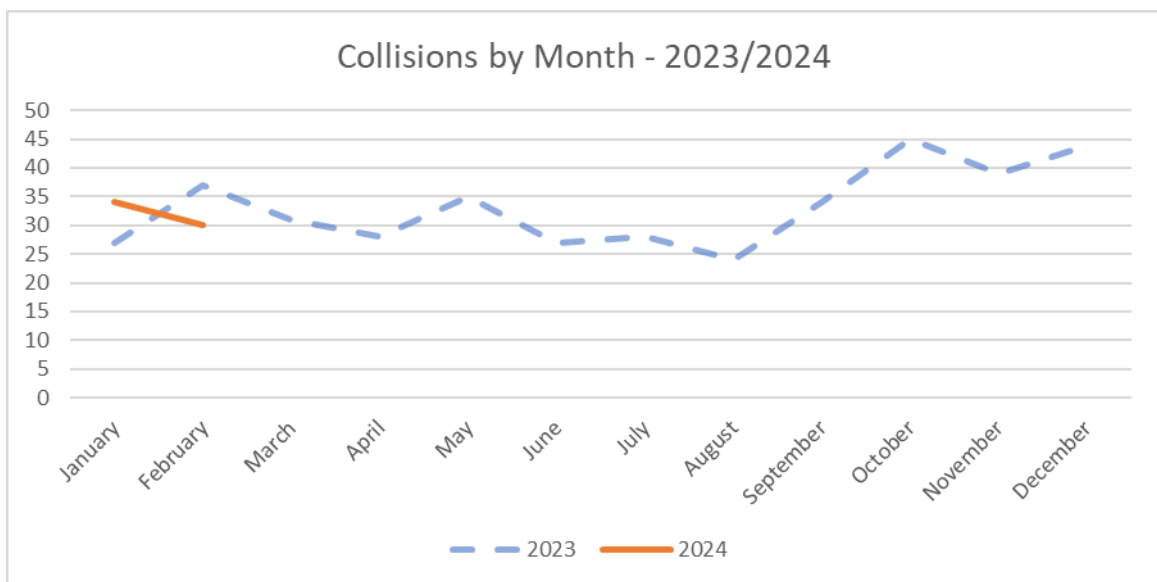




Count	Feb 2023	Feb 2024	Difference	2023 YTD	2024 YTD	Difference
Collisions	37	30	-7	64	64	0



Collisions by Month - 2023/2024





February 2024 Collisions by Day of Week and Hour							
Hour	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Grand Total
3 AM			1				1
6 AM			1				1
7 AM			2	3			5
8 AM	1		1		1		3
10 AM				1			1
11 AM				1		1	2
12 PM				1	1		2
2 PM			2				2
3 PM	1					1	2
5 PM		3	1	2			6
6 PM						2	2
8 PM		1			1		2
9 PM			1				1
Grand Total	2	4	9	8	3	4	30

Hot Day for Collisions in February - Wednesdays – 9 collisions

Hot Time for Collisions in February – 1700-1759 – 6 collisions

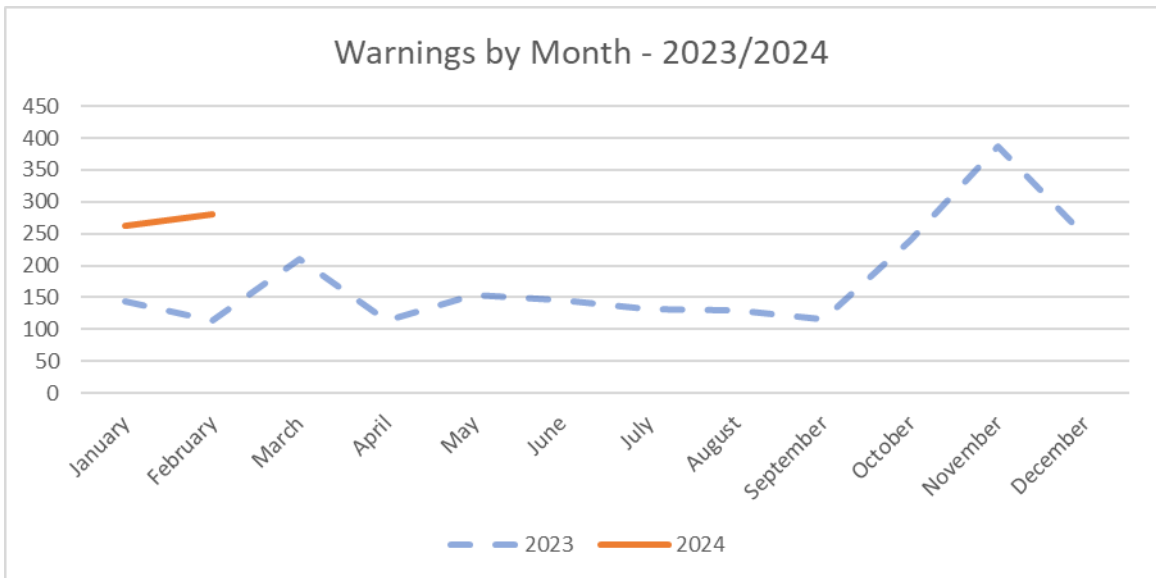
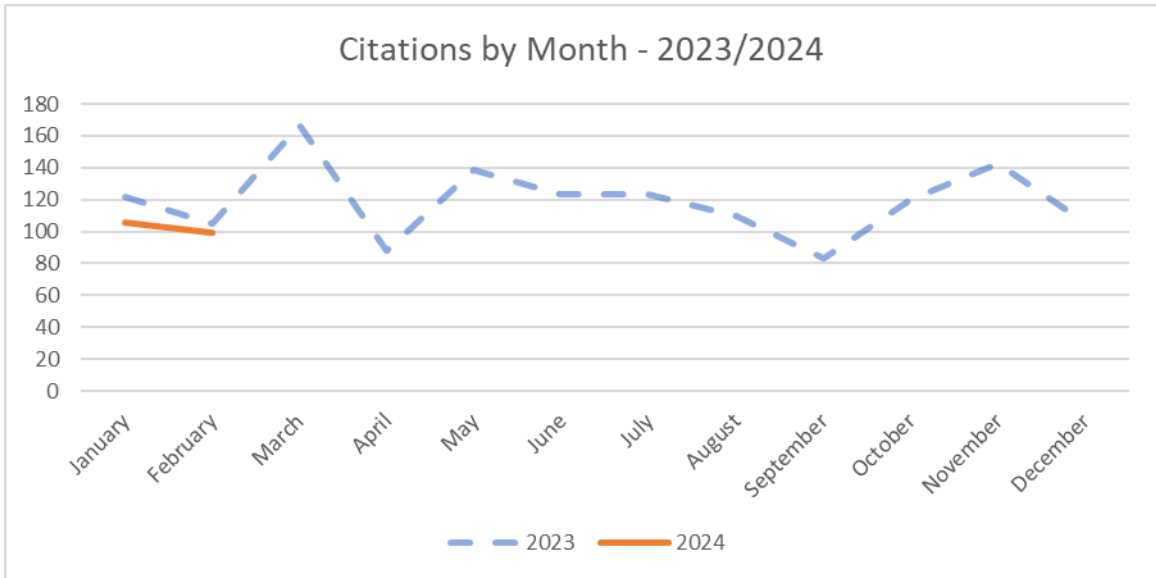
February 2024 Primary Contributing Factors	Count
Failed to Yield Right of Way	7
Driving Too Fast for Conditions	5
Disregarded Signs, Signals, Etc	3
Followed Too Closely	3
Distracted / Inattention	2
Improper Lane Usage / Change	2
Other Improper Action	1
Made an Improper Turn	1
Grand Total	24

**Does not include 6 private property collisions*



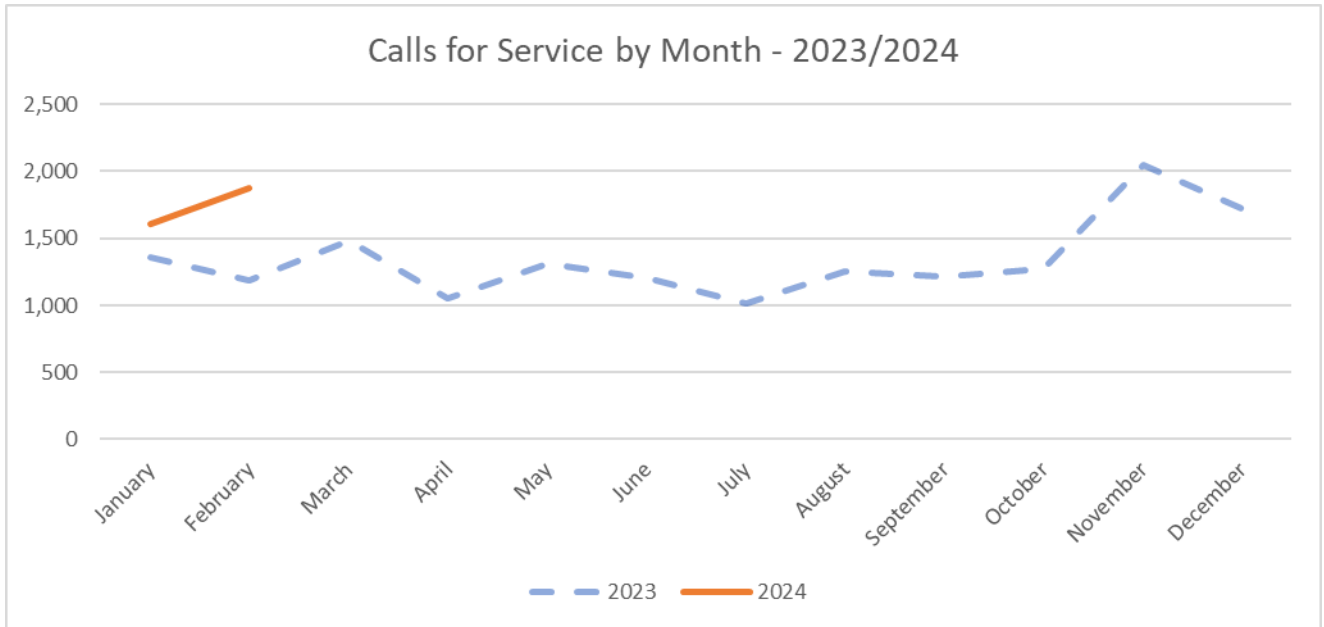
Citation/Warning Statistics

Contact Type	Feb 2023	Feb 2024	Difference	2023 YTD	2024 YTD	Difference
Citations	105	99	-6	227	205	-22
Warnings	113	280	167	256	543	287





Count	Feb 2023	Feb 2024	Difference	2023 YTD	2024 YTD	Difference
Calls for Service	1,184	1,877	693	2,543	3,480	937



Communications Call Summary Report

February Call Summary				
Call Type		Feb 2023	Feb 2024	% Change
911	Inbound	215	159	-26.0%
	Inbound	1,264	1,419	12.3%
	Outbound	594	593	-0.2%

**Registration
Deadline
5/3/24**

**FOUNTAIN INN POLICE
DEPARTMENT PRESENTS**



25th Annual COMMUNITY PATROL GOLF CLASSIC

All proceeds benefit the following community programs

- **Youth Summer Camp**
- **Senior Watch Program**
- **Citizen's Police Academy**
- **Neighborhood Watch Programs**
- **National Night Out**
- **LEO Santa Toy Drive**

**Team Fee \$280
Mulligans \$20 each**

**FRIDAY, MAY 10TH 2024
Carolina Springs Golf Course**

**Dinner, Awards Ceremony, & Door Prizes
to immediately follow**

Sponsorship Levels

↙ **Level 1**

\$150.00 for Tee Box

↙ **Level 2**

\$300.00 for Beverage Cart and if you put a team in the tournament, they will be able to drink for free from any of the four beverage carts.

↙ **Level 3**

\$600.00 Corporate Hole Sponsor includes one complimentary team and a location at Hole One to set up a tent with your company giveaways.

↙ **Level 4**

\$1,500 Silver Sponsor includes 2 complimentary team, banner recognition which you would provide at a location of your choice the day of the golf tournament.

↙ **Level 5**

\$2,000.00 Gold Sponsor includes 3 complimentary teams, and co naming rights for the tournament.



Autism Super Hero 5K

Sat April 27, 2024

Weston St., Trade Street, Fountain Inn, SC 29644

Hosted by;
The Fountain Inn Police Department



Autism Super Hero 5K
\$40
8:00 AM
—
11:00 AM

Price Increases after March 22, 2024

SCAN TO
SIGN UP!



THE LITTLE WHITE HOUSE

Lu Grant, Director of
Friends of The Little White House(501c3)
864-399-2708





Department

Public Works

Report

Monthly

Public Works -February 2024

Works Orders

PERFORMANCE INDICATORS	PERFORMANCE INDICATORS	PERFORMANCE INDICATORS	PERFORMANCE INDICATORS
Animal Control	1	1	26
Facilities Maintenance	12	12	134
Sanitation	44	45	553
Streets and Grounds	19	22	116
Utilities	29	36	81

Department Highlights

Public Works is fully in the Brightly work order system. That will keep up with work orders that are submitted by customers, the time that is involved in completing the orders, and any materials that is used for these work orders.

Cindy Glaser received a litter grant from Palmetto Pride of \$10,000 for the City of Fountain Inn. The grant will run from January through December.

During this time, we will provide monthly reports, Areas where we picked up, number of miles, number of bags, and the hours involved.

DEPARTMENT HIGHLIGHTS

Current Staff

Recreation Director-James Rice

1. Activities Manager-Beth Anne
2. Senior Activities Assistant-Sue Grubbs
3. Activities Assistant-Heather Johnson
4. Rec Coordinator-Justin Kelly
5. Rec. Coordinator-Justin Heisey
6. 11 -Recreation Support Staff

Current and Future Projects

1. Phase out City Support Staff job description and implemented Recreation Support Staff creating a more well-rounded position that assist sports leagues, community programs, special events and Activity Center programming.
2. Currently hiring additional Recreation Support Staff & Sports Officials
3. New Office Space for Rec. Coordinators
4. Fitness Center Proposal-Advantage Sport & Fitness

5-year lease agreement, upgrade all equipment (Cardio, strength & free weight training stations, and functional training station)

5. Field Improvements (PD Terry & ESSC)
 - New Dug Out Roofs **-In progress**
 - Park Signage- Code of Ethics and Batting Cages **-In progress**
 - Safety fencing @PD Terry **-Installed**
 - New Backstop Netting for PD Terry- **Ordered**
 - New Mound @ ESSC **-Ordered**
 - Field Equipment upgrades (Bases, anchors, L-Screens, softball pitching mats)-**Ordered**
 - Infield & Outfield leveling (Completed @ESSC; Weather permitting @PD)

2024 Spring Baseball/Softball/T-Ball

- 2/26- Baseball Evaluations over 1200 people/families in the park
- 2/27-Softball Evaluations over 500 people/families in the park
- Over 60 Coaches Registered
- Total Number of Youth Registrants:651
- Total Number of Teams:53

Baseball Teams

4U-4 T-Ball; 6U-10; 8U-11; 10U-8; 12U- 4; 14U- 4

Softball Teams

8U - 3; 10U- 5; 13U-4

- April 1st Games Start
- April 13th Opening Day Ceremony

Summer Tennis Camp (Dates TBD)

The City of Fountain Inn Parks and Recreation department has been selected to receive the USTA Southern Parks and Recreation Grant in the amount of \$2,000.00. The funding will make tennis accessible to youth various ages, backgrounds and skill sets teaching them the fundamentals of the sport.

55+ Activities & Events

3/7 Sip & Paint "Arts & Crafts Canvas Painting"
3/12 -Bingo
3/14 -Nutrition Class "Beyond the Table"
3/21 -Birthday Celebration
3/26 -Diabetes Education Class "Growing Health"

Customer satisfaction surveys are being conducted over the month of November giving seniors an opportunity to voice any concerns they may have about the facility, programming, and or operations. We are hopeful of gaining a better understanding of what they would like to see in the future.

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

March 14, 2024

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** March 14, 2024

Ordinance/Resolution Caption: An Ordinance to provide for the annexation of the property described herein to the City limits of the City of Fountain Inn; to establish a Zoning Classification; to assign the annexed property to a Council Ward; and other related matters.

Summary Background: AXZ-2024-01 would annex 8.22 acres on Jones Mill Road into the City limits of Fountain Inn; zone TMS# 0555030101003 to R-15, Residential District and assign the parcel to Council Ward 4.

The Planning Commission voted (5-0) in favor of the annexation and zoning of the property on January 25, 2024. No one spoke in opposition to the request at the public hearing.

The Fountain Inn Museum owns approximately 20 acres adjacent to the Parklynn Hills subdivision, which is already located within the corporate limits of the City of Fountain Inn. These 20 acres are in Zone V of the Eagle Springs Planned Development, which is defined as ... *the conservation-open space portion of the Project and is located along Durbin Creek.*

Impact If Denied: The 8.22-acre tax parcel would remain in unincorporated Greenville County and zoned R-S Residential Suburban. The applicant's project would be allowed by unincorporated Greenville County and would likely still move forward.

Impact If Approved: The property owner would continue implementing its vision for the use of the property, which includes the preservation of the Historic Jones Mill and the establishment of a nature park to include walking trails, pedestrian bridges over Durbin Creek, informative displays, and picnic shelters.

ORDINANCE

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF THE PROPERTY DESCRIBED HEREIN TO THE CITY LIMITS OF THE CITY OF FOUNTAIN INN; TO ESTABLISH A ZONING CLASSIFICATION; TO ASSIGN THE ANNEXED PROPERTY TO A COUNCIL WARD; AND OTHER RELATED MATTERS (1344 Jones Mill Road).

WHEREAS, Charles E. Gray and Fountain Inn Museum, INC. have filed a proper petition with the City using the 100 percent petition method concerning those parcels or tracts of land, which property is contiguous to the City limits petitioning for annexation of said property to the City of Fountain Inn under the provisions of South Carolina Code Annotated section 5-3-150-(3) and described as follows:

ALL those certain pieces, parcels or tracts of land containing approximately 8.22 acres, being on Jones Mill Road in Greenville County, South Carolina, and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

GREENVILLE COUNTY TMS # 0555030101003

WHEREAS, it appears to the City Council that annexation would be in the best interest of the property owners and the City; and

WHEREAS, the notice and public hearing requirements of South Carolina Code Annotated section 5-3-150 have been complied with:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina, as follows:

Section 1. **ANNEXATION:** That the property herein described is hereby annexed to and becomes a part of the City effective on the date of the passage of this Ordinance.

Section 2. **ZONING CLASSIFICATION:** The property herein described is hereby assigned the zoning classification of R-15: Single Family Residential.

Section 3. **DISTRICT ASSIGNMENT:** The described property shall be assigned to City Council Ward 4.

Section 4. **FLOOD RATE INSURANCE MAPS:** In accordance with the provisions of 44 CFR §64.4, in the event that the newly annexed area was previously located in a community participating in the NFIP Program, pending formal adoption of the amendment to its flood plain management regulations, the City hereby certifies that within the newly annexed area the flood plain management requirements previously applicable in the area remain in force. In the event that the newly annexed area was previously located in a community not participating in the NFIP Program, upon annexation, and pending formal adoption of the amendments to its flood plain management regulations, the City certifies that it shall enforce within the newly annexed area, existing flood insurance policies which shall remain in effect until their date of expiration may be renewed, and new policies may be issued.

Section 5. **AUTHORIZATION.** The Mayor, the City Administrator, and the City Clerk, for and on behalf of the City, acting jointly or individually, are fully empowered and authorized to take such further action as may be reasonably necessary to affect the actions authorized by this Ordinance in accordance with the conditions herein set forth.

Section 6. **EFFECTIVE DATE.** This Ordinance shall be effective upon second and final reading by the City Council.

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

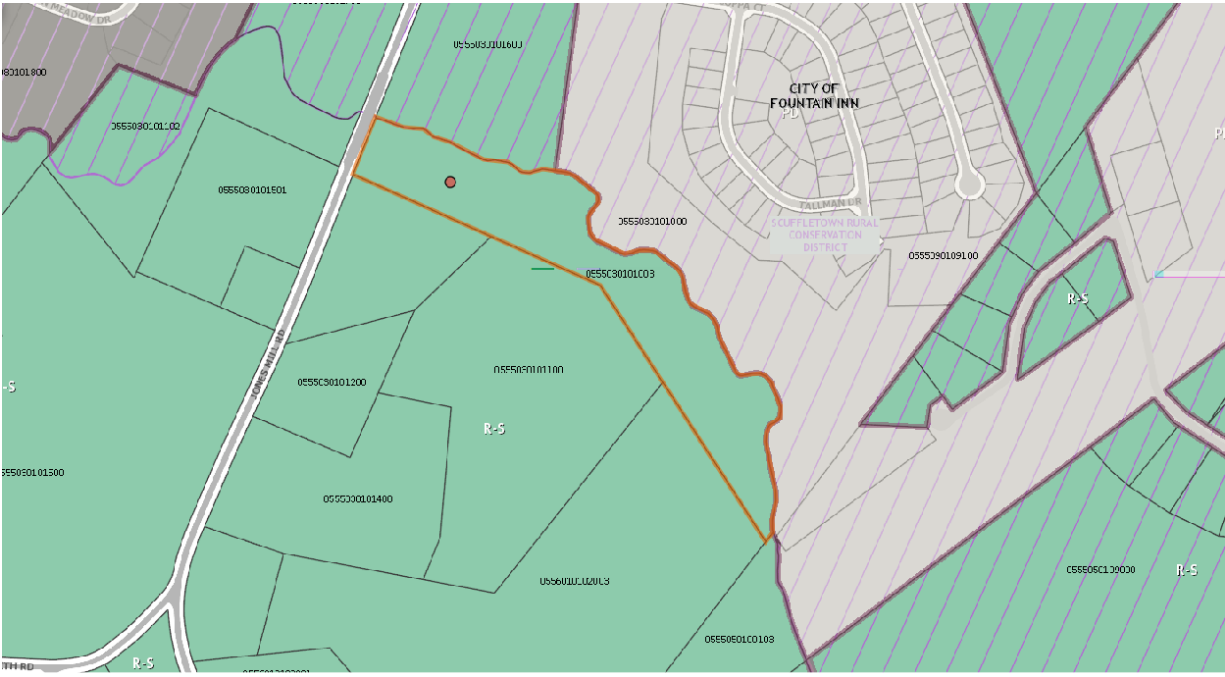
Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: March 14, 2024
Second Reading / Final Approval: April 11, 2024

EXHIBIT A
DEPICTION OF PROPERTY





Dear Mayor Mcleer and City Administrator Shawn Bell,

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

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

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

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

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

Sincerely,

Charles E. Gray

Chairman, Jones Mill Committee
Fountain Inn Museum, Board Member

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



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

TO: Planning Commission

FROM: Planning and Development Department

RE: AXZ-2024-01

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

PROPERTY LOCATION: 1344 Jones Mill Road

PIN/TMS#(s): 0555030101003

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

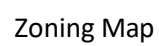
REQUESTED ZONING: R-15, Residential

PROPOSED LAND USE: Recreation

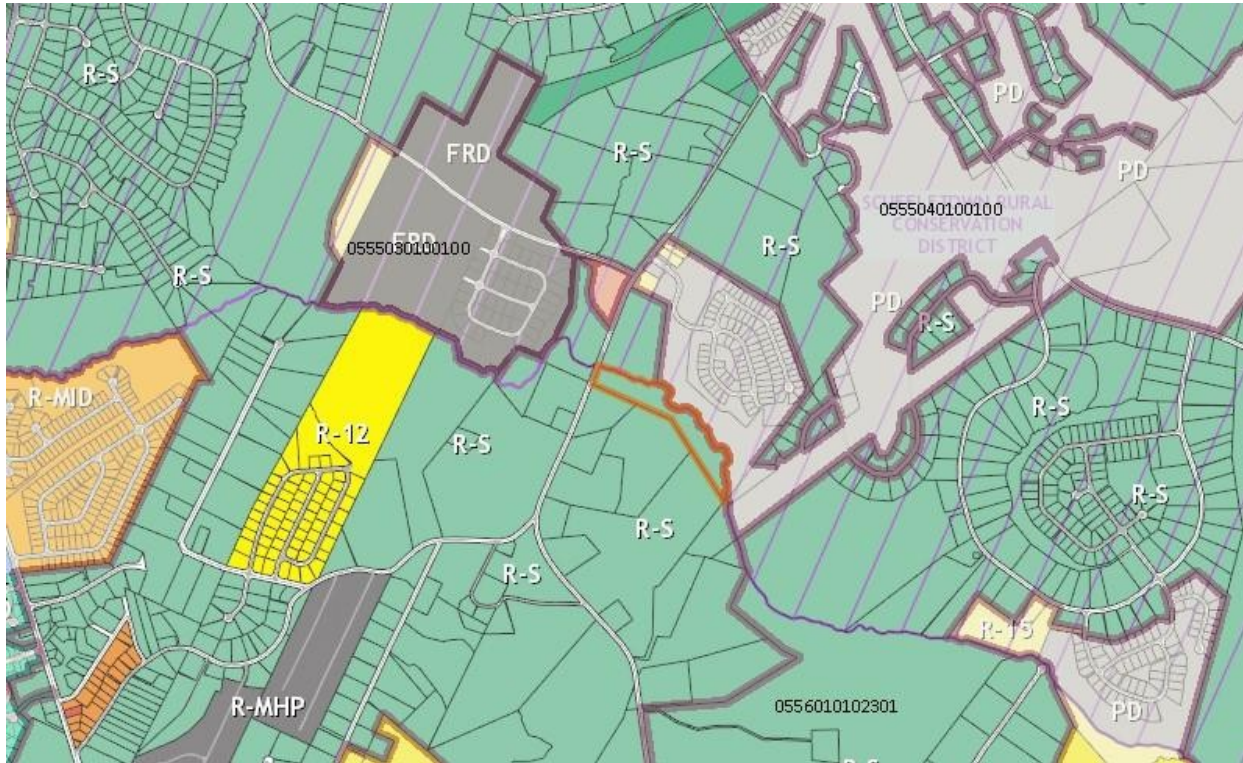
ACREAGE: 8.22

COUNCIL WARD: 4 – Phil Clemmer

EXISTING LAND USE:	Residential Vacant
REQUEST:	The City of Fountain Inn received a signed petition requesting annexation into the city pursuant to the South Carolina Code of Laws Section 5-3-10. The owner requested this parcel be annexed into the City of Fountain Inn and rezoned from R-S, Residential Suburban in Greenville County to R-15, Residential. The applicant intends to use the site for public recreation.
FOUNTAIN INN MASTER PLAN CONFORMANCE:	The subject property is part of the proposed <u>INNvision Fountain Inn Master Plan</u>, where it is identified as <i>Low to Medium Density Residential</i>. Typical densities in this designation would be less than 4 dwelling units per acre. The property is also in the Conservation Design Overlay. The overlay contains environmentally sensitive areas where development should be designed to preserve key natural resources.
PLANNING COMMISSION FUNCTION:	It is the function and duty of the Fountain Inn Planning Commission to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
STAFF RECOMMENDATION:	Staff finds this request to be consistent with the continuing vision for the area. Staff believes an approval would have no negative impact on the public health, safety, or welfare of the surrounding area. Staff recommends approval of the requested annexation and rezoning to R-15, Residential District.



Vicinity Map





REQUEST FOR COUNCIL ACTION

City of Fountain Inn, South Carolina
To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

March 14, 2024

☐ Ordinance/First Reading ☒ Ordinance/Second Reading ☐ Resolution/First & Final Reading

Agenda Date Requested: March 14, 2024

Ordinance/Resolution Caption: Ordinance 2024-2

An ordinance to update and amend the FY 2024 Budget for the City of Fountain Inn to account for appropriations made by City Council through the fiscal year.

Summary Background:

When a municipality adopts its annual budget ordinance, staff and elected officials are projecting receipts and expenditures of government. During a fiscal year, sometimes circumstances may make it appropriate to adopt an amendatory ordinance to reflect deviations in certain line items of the budget.

The impetus for amending FY 2024 Budget:

An increase in revenue and correction of duplicate budgeted expenses allows for additional planned expenditures to be funded with operating funds.

- Revenue
 - Tax revenue received from Greenville County and interest income exceed budget. This amendment will adjust the revenue projections based on revenues actually received.
- Expenditures
 - Increase in Special Events and Christmas Festival expenses. Christmas Festival expenses exceeded projected expenses due to the expansion of the event and an increased cost of carriage rides. City Council and Management have also expressed their desire to increase activities and improve the Sound of Summer and Farmers Market.
 - Victim Advocate department expenditures were not included in the FY24 budget in error. South Carolina Crime Victim Services Act requires the City to submit the approved budget to the state attorney general's office.
 - A portion of the 2019 IPRB principal and interest payment was included twice in the approved budget.
 - In order to balance the budget, annual performance bonuses were not included in the approved FY24 budget.
 - Additional expenses are needed to prepare Emmanuel Sullivan and PD Terry Park for spring baseball/softball season, including regrading, mulch, netting and batting cages.
 - Unplanned grounds maintenance expenses for Sanctified Hill Park and Georgia Street Park.
- Fee Schedule
 - To be more in line with surrounding law enforcement agencies

Impact If Approved:

If approved, this amendment will bring the City into compliance with the Crime Victim Services Act. It will also allow the City to continue and expand planned public events, improve parks, and to demonstrate their appreciation to employees who exceeded their performance expectations.

Financial Impact:

The total increase to Revenue/*Other Financing Sources \$361,845.

The total increase to Expenditures/*Other Financing Uses \$361,845.

*Total amended revenue and expenditures is \$286,190. The additional \$75,655 are transfers of income between funds.

**ORDINANCE
#2024-2**

**AN ORDINANCE TO UPDATE AND AMEND THE FY 2024 BUDGET FOR THE
CITY OF FOUNTAIN INN TO ACCOUNT FOR APPROPRIATIONS MADE BY
CITY COUNCIL THROUGH THE FISCAL YEAR.**

WHEREAS, The City of Fountain Inn adopted a budget for City operations for FY 2024;
and

WHEREAS, City staff has recommended and council has approved certain
appropriations throughout the year; and

WHEREAS, it is appropriate to adopt an amendatory ordinance to reflect those
appropriations;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE
CITY OF FOUNTAIN INN, SOUTH CAROLINA, AS FOLLOWS:**

The FY 2024 Budget for the City of Fountain Inn shall be amended as follows:

The FY 2024 Budget is amended to reflect the appropriations described on
Exhibit A and attached hereto and made a part hereof by reference.

FURTHER: The City Administrator, or his designee, is hereby authorized and directed
to make the changes required by this Ordinance to the FY 2024 budget.

SIGNATURE OF MAYOR

George Patrick McLeer, Jr.

ATTEST:

Elizabeth Adams
City Clerk

APPROVED AS TO FORM:

Michael Kozlarek
City Attorney

FIRST READING:
SECOND READING:

CITY OF FOUNTAIN INN
UPDATE BUDGET CHANGES

FY 2023-2024

PRINT ONLY

FY 2023-2024 Budget Adopted

<u>ACCOUNT</u>	<u>DATE</u>	<u>CHANGE NUMBER</u>	<u>CURRENT BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
Revenue					
100					
100-410-311-001 CITY TAXES - GREENVILLE COUNTY	2/1/2024	68581	2,432,850.00	122,440.00	2,555,290.00
Budget Amendment - Addtl Gvl County Tax Revenue					
100-410-361-001 INTEREST EARNED	2/1/2024	68536	20,000.00	76,000.00	96,000.00
Budget Amendment - Addtl Interest Revenue					
100-410-900-106 TRNSFER IN - LOCAL OPTION SALES TAX	2/1/2024	68537	256,000.00	3,600.00	259,600.00
Budget Amendment - Addtl LOST Interest Revenue					
100-414-372-011 CHRISTMAS FESTIVAL SPONSOR	2/1/2024	68564	19,500.00	27,000.00	46,500.00
Budget Amendment - Addtl Festival Sponsorship Rev.					
100-414-900-102 TRANSFER IN-HOSP FND (CHRISTMAS)	2/1/2024	68568	290,000.00	15,000.00	305,000.00
Budget Amendment - Funding for Addtl. Event Exp.					
Total for 100			3,018,350.00	244,040.00	3,262,390.00
102					
102-410-361-001 INTEREST INCOME	2/1/2024	68569	2,500.00	15,000.00	17,500.00
Budget Amendment - Addtl Interest Revenue					
Total for 102			2,500.00	15,000.00	17,500.00
106					
106-410-361-000 INTEREST EARNED	2/1/2024	68575	500.00	3,600.00	4,100.00
Budget Amendment - Addtl Interest Revenue					
Total for 106			500.00	3,600.00	4,100.00
130					
130-432-900-100 TRANSFER IN - GENERAL FUND	2/1/2024	68563	166,274.00	13,000.00	179,274.00
Budget Amendment - Performance Bonus					
Total for 130			166,274.00	13,000.00	179,274.00
200					
200-510-377-101 PENALTIES REVENUE	2/1/2024	68574	6,000.00	25,000.00	31,000.00
Budget Amendment - Addtl Penalties Revenue					
Total for 200			6,000.00	25,000.00	31,000.00
411					
411-434-361-001 INTEREST INCOME	2/1/2024	68573	13,000.00	11,000.00	24,000.00
Budget Amendment - Addtl Interest Revenue					
Total for 411			13,000.00	11,000.00	24,000.00
525					
525-412-351-001 VICTIM SERVICES REVENUE	2/1/2024	68545	0.00	4,500.00	4,500.00
Budget Amendment - Victim Advocate FY 24 Budget					

CITY OF FOUNTAIN INN
UPDATE BUDGET CHANGES

FY 2023-2024

PRINT ONLY

FY 2023-2024 Budget Adopted

<u>ACCOUNT</u>	<u>DATE</u>	<u>CHANGE NUMBER</u>	<u>CURRENT BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
Revenue					
525-412-351-002 VICTIM CONVICTION SURCHARGE REVENUE	2/1/2024	68546	0.00	1,500.00	1,500.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-361-001 INTEREST EARNED	2/1/2024	68547	0.00	150.00	150.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-421-950-100 TRANSFER IN - GENEAL FUND	2/1/2024	68557	0.00	44,055.00	44,055.00
Budget Amendment - Victim Advocate FY 24 Funding					
Total for 525			0.00	50,205.00	50,205.00
Total for Revenue			3,206,624.00	361,845.00	3,568,469.00
Expenditure					
100					
100-410-900-130 TRANSFER OUT - SOLID WASTE	2/1/2024	68578	166,274.00	13,000.00	179,274.00
Budget Amendment - Performance Bonus Funding					
100-410-900-525 TRANSFER OUT - VICTIMS ADVOCATE	2/1/2024	68558	0.00	44,055.00	44,055.00
Budget Amendment - Victim Advocate FY 24 funding					
100-411-140-001 ANNUAL BONUS	2/1/2024	68562	0.00	71,000.00	71,000.00
Budget Amendment - Performance Bonus					
100-414-804-001 SPECIAL EVENTS	2/1/2024	68565	45,000.00	25,000.00	70,000.00
Budget Amendment - Addtl Event Expenses					
100-414-804-004 CHRISTMAS FESTIVAL EXPENSE	2/1/2024	68566	90,000.00	150,000.00	240,000.00
Budget Amendment - Addtl Festival Expenses					
100-414-804-007 SOUNDS OF SUMMER	2/1/2024	68567	25,000.00	6,300.00	31,300.00
Budget Amendment - Addtl Event Expenses					
100-424-471-007 IPRB SERIES 2019 PRINCIPAL	2/1/2024	68571	134,000.00	-134,000.00	0.00
Budget Amendment - Duplicate Expense					
100-424-471-008 IPRB SERIES 2019 INTEREST	2/1/2024	68572	29,017.00	-29,017.00	0.00
Budget Amendment - Duplicate Expense					
100-431-431-002 GROUNDS MAINTENANCE	2/1/2024	68577	12,090.00	64,172.00	76,262.00
Budget Amendment - Field and Park Preparation					
100-451-880-006 EQUIPMENT (DEPRECIABLE)	2/1/2024	68582	0.00	33,530.00	33,530.00
Budget Amendment - Field Netting and Batting Cages					
Total for 100			501,381.00	244,040.00	745,421.00
102					
102-414-900-100 TRANSFER OUT-GF (ED/TOURISM EVENTS)	2/1/2024	68570	290,000.00	15,000.00	305,000.00
Budget Amendment - Addtl Funding for Events					

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FY 2023-2024
 PRINT ONLY

CITY OF FOUNTAIN INN
 UPDATE BUDGET CHANGES

				FY 2023-2024 Budget Adopted	
<u>ACCOUNT</u>	<u>DATE</u>	<u>CHANGE NUMBER</u>	<u>CURRENT BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
Expenditure					
Total for 102			290,000.00	15,000.00	305,000.00
106					
106-410-950-100 TRANSFER OUT - GENERAL FUND	2/1/2024	68576	256,000.00	3,600.00	259,600.00
Budget Amendment - Addtl Interest Revenue					
Total for 106			256,000.00	3,600.00	259,600.00
130					
130-432-140-001 YEAR END BONUS	2/1/2024	68561	0.00	13,000.00	13,000.00
Budget Amendment - Performance Bonus					
Total for 130			0.00	13,000.00	13,000.00
200					
200-510-140-100 ANNUAL BONUS	2/1/2024	68560	28,637.00	25,000.00	53,637.00
Budget Amendment - Performance Bonus					
Total for 200			28,637.00	25,000.00	53,637.00
411					
411-434-140-001 ANNUAL BONUS	2/1/2024	68559	11,836.00	11,000.00	22,836.00
Budget Amendment - Performance Bonus					
Total for 411			11,836.00	11,000.00	22,836.00
525					
525-412-110-001 SALARIES - VICTIM'S ADVOCATE	2/1/2024	68538	0.00	16,871.00	16,871.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-130-002 OVERTIME - VICTIM'S ADVOCATE	2/1/2024	68539	0.00	2,000.00	2,000.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-140-001 BONUS - VICTIM'S ADVOCATE	2/1/2024	68540	0.00	113.00	113.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-210-001 HEALTH INSURANCE - VICTIM'S ADVOC	2/1/2024	68541	0.00	3,692.00	3,692.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-220-002 FICA - VICTIM'S ADVOCATE	2/1/2024	68542	0.00	1,452.00	1,452.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-230-001 RETIREMENT	2/1/2024	68543	0.00	3,294.00	3,294.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-260-001 WORKER'S COMPENSATION	2/1/2024	68544	0.00	230.00	230.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-432-001 COMPUTER EXPENSE	2/1/2024	68548	0.00	2,000.00	2,000.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-520-001 GENERAL LIABILITY - SCMIRF	2/1/2024	68549	0.00	1,993.00	1,993.00
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FY 2023-2024
 PRINT ONLY

CITY OF FOUNTAIN INN
 UPDATE BUDGET CHANGES

				FY 2023-2024 Budget Adopted	
<u>ACCOUNT</u>	<u>DATE</u>	<u>CHANGE NUMBER</u>	<u>CURRENT BUDGET</u>	<u>BUDGET CHANGE</u>	<u>AMENDED BUDGET</u>
Expenditure					
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-530-001 TELEPHONE	2/1/2024	68550	0.00	540.00	540.00
Budget Amendment - Victim Advocate FY 24 budget					
525-412-580-002 CONFERENCES AND TRAINING	2/1/2024	68551	0.00	2,000.00	2,000.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-610-001 SUPPLIES	2/1/2024	68552	0.00	500.00	500.00
Budget Amendment - Victim Advocate FY 24 budget					
525-412-626-001 VEHICLE GAS	2/1/2024	68553	0.00	600.00	600.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-656-001 UNIFORMS	2/1/2024	68554	0.00	100.00	100.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-670-001 RENTAL/LEASE EXPENDITURE	2/1/2024	68555	0.00	7,320.00	7,320.00
Budget Amendment - Victim Advocate FY 24 Budget					
525-412-801-001 VICTIM SERVICES	2/1/2024	68556	0.00	7,500.00	7,500.00
EXPENDITURES					
Budget Amendment - Victim Advocate FY 24 Budget					
Total for 525			0.00	50,205.00	50,205.00
Total for Expenditure			1,087,854.00	361,845.00	1,449,699.00
Grand Total			4,294,478.00	723,690.00	5,018,168.00

FY 2023-2024 CITY OF FOUNTAIN INN – FEE SCHEDULE

General Fees Charged by All Departments

- Election Filing Fee
 - Council Member \$100.00
 - Mayor \$150.00
- Notary Fee \$10.00
- FOIA
 - Initial Deposit 25% of Estimated Costs
 - Search/Retrieval/Redaction/Copying \$17.17/HR
 - Postage/Shipping FedEX/UPS/USPS Rates
 - Copies:
 - Paper Records – Black/White \$0.10/Page
 - Paper Records – Color \$0.25/Page
 - Paper Records, Legal Size – Black/White \$0.50/Page
 - Paper Records, Legal Size – Color \$0.50/Page
 - Paper Records, Ledger Size – Black/White \$0.50/Page
 - Paper Records, Ledger Size – Color \$0.75/Page
 - (Tapes, CD's, DVDs, or other Electronic, Optical or Magnetic Media) \$17.17/Hour
- Returned Check Fee \$35.00
- Refund Processing Fee \$10.00
- Credit Card Processing Fee – Collected by SC. Gov
 - Online Transactions 4%/Total CC
 - Check Processing or E-check \$ 2.50

Police

- Police Officer Security \$50/Hour
- Community Service \$40.00
- Fingerprints \$10.00
- Police Reports \$5.00
- Towing Fees – Regular Business Hours \$100.00

ORDINANCE NO. 2024-3

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING TWO MILLION DOLLARS (\$2,000,000) CITY OF FOUNTAIN INN, SOUTH CAROLINA SEWER SYSTEM REVENUE BOND, SERIES 2024 AND OTHER MATTERS RELATING THERETO.

SERIES ORDINANCE

Enacted April 11, 2024

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BE IT ORDERED AND ORDAINED BY THE CITY OF FOUNTAIN INN, SOUTH CAROLINA, IN COUNCIL ASSEMBLED AND BY THE AUTHORITY THEREOF:

**ARTICLE I
FINDINGS OF FACT**

Section 1.1 Findings and Determinations.

As an incident to the enactment of this ordinance, and the issuance of the bond provided for herein, the City Council of the City of Fountain Inn (the “**City Council**”), the governing body of the City of Fountain Inn, South Carolina (the “**City**”), finds that the facts set forth in this Article I exist and the following statements are in all respects true and correct:

(a) The City has made general provision for the issuance from time to time of Sewer System Revenue Bonds (“**Bonds**”) of the City through the enactment of an ordinance entitled “AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF SEWER SYSTEM REVENUE BONDS OF THE CITY OF FOUNTAIN INN, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO” (“**Bond Ordinance**”) on June 8, 2006;

(b) The Bonds are payable solely from and secured by a pledge of the Gross Revenues remaining after payment of costs of operation and maintenance of the System and such pledge at all times and in all respects is superior to pledges made and given to secure other obligations payable from the revenues of the System;

(c) It is provided in and by the Bond Ordinance that, upon enactment of a “Series Ordinance” there may be issued one or more series of parity Bonds for the purpose of (i) obtaining funds for the expansion, improvement, repair and replacement of the sewer system of the City (“**System**”); (ii) providing funds for the payment of any bond anticipation note or notes that may have been issued in anticipation of the issuance and sale of Bonds; (iii) refunding Bonds or other obligations issued to provide land or facilities that are or are to become a part of the System or that are or were payable in whole or in part from revenues of the System, including any redemption premium related thereto; (iv) providing funds for the payment of interest due on such Bonds; (v) funding a debt service reserve fund established for the benefit of the holders of a particular Series of Bonds or restoring such funds to their required funding level; and (v) paying the cost of issuance of Bonds, including the cost of any credit enhancement therefor;

(d) Pursuant to the terms of the Bond Ordinance, the City has previously issued its (i) \$3,706,981.57 Sewer System Revenue Refunding Bond, Series 2012, dated December 18, 2012 (“**2012 Bond**”), the proceeds of which were used to currently refund the Sewer System Revenue Bond, Series 2009 of the City and (ii) \$1,118,000 Sewer System Revenue Bond, Series 2014, dated December 16, 2014 (“**2014 Bond**” and together with the 2012 Bond, “**Bonds Outstanding**”), the proceeds of which were used to (A) defray the costs of (I) the acquisition of land, (II) the acquisition, construction, renovation, installation, furnishing and equipping of facilities, sewer lines and equipment related to the System, and (III) the continuation of System rehabilitation and repair and (B) pay the costs of issuance of the 2014 Bond; which are payable solely from and secured by a pledge of the Gross Revenues remaining after payment of costs of operation and maintenance of the System;

(e) The City Council has determined that it is in the best interests of the customers to undertake the further expansion, improvement, repair and replacement of the System, as more particularly described on Exhibit A hereto (“**Project**”);

(f) Pursuant to Title 48, Chapter 5 of the Code of Laws of South Carolina, 1976, as amended, (“**Act**”), the City previously applied to the South Carolina Water Quality Revolving Fund Authority (“**Authority**”) for a loan (“**Loan**”) from the South Carolina Water Pollution Control Revolving Fund to provide funds to defray the costs of the Project;

(g) The Authority, after review of the City’s loan application, conditionally approved the Loan;

(h) The funds are to be loaned and secured pursuant to a loan agreement (the “**Loan Agreement**”) between the City and the State Authority;

(i) By reason of the foregoing, the City has determined to enact this ordinance as a “Series Ordinance” in accordance with the terms and provisions of the Bond Ordinance in order to (i) undertake the Loan, and (ii) issue a Series of Bonds, in the form of a promissory note, on parity with the Bonds Outstanding, in an amount not exceeding \$2,000,000, to evidence its obligations under the Loan Agreement; and

(j) The City will apply the proceeds of the Loan to (i) pay actual, eligible costs of the Project and (ii) pay the costs of issuance of the Series of Bonds.

ARTICLE II DEFINITIONS AND AUTHORITY

Section 2.1 Definitions.

Unless the context shall clearly indicate some other meaning or another definition is provided for in this 2024 Series Ordinance, as defined below, (i) the terms defined in Section 2.02 of the Bond Ordinance shall have the meanings ascribed thereto therein for all purposes of this 2024 Series Ordinance and of any resolution, certificate, opinion, instrument or other document herein or therein mentioned and (ii) the following terms shall have the following respective meanings:..

“**Bond Counsel**” shall mean an attorney or a firm of attorneys which is nationally recognized as being experienced in matters relating to the validity of, and the state and federal income tax treatment of interest on, obligations of states and their political subdivisions and whose opinions are generally accepted by purchasers of municipal bonds, as selected by the City.

“**Bond Ordinance**” shall mean the Ordinance entitled “AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF SEWER SYSTEM REVENUE BONDS OF THE CITY OF FOUNTAIN INN, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO” enacted June 8, 2006, by the City Council.

“**Loan Agreement**” shall mean the Loan Agreement dated on or around [], 2024, by and between the Authority and the City and, if amended or supplemented, such Loan Agreement as so amended or supplemented. The form of the Loan Agreement appears as **Exhibit B** hereto and, with all appendices thereto, is incorporated herein by reference.

“**Note**” shall mean the Promissory Note authorized and issued pursuant hereto, the form of which appears as Appendix “E” to the Loan Agreement.

“**Project**” shall mean the projects identified on **Exhibit A** hereto, with such changes, additions or deletions as may, from time to time, be approved by the South Carolina Department of Health and

Environmental Control and the City.

“Series 2024 Bond” shall mean the not exceeding \$2,000,000 in aggregate principal amount Sewer System Revenue Bond, Series 2024 of the City, authorized by this 2024 Series Ordinance.

“Trustee” shall mean The Bank of New York Mellon Trust Company, N.A., its successors and assigns.

“2024 Debt Service Fund” shall mean the fund established with the Trustee pursuant to Section 5.2 hereof to provide for the payment of the principal of and interest on the Series 2024 Bond.

“2024 Debt Service Reserve Fund” shall mean the fund established with the Trustee pursuant to Section 5.2 hereof to provide a reserve for payment of principal of and interest on the Series 2024 Bond.

“2024 Series Ordinance” shall mean this Series Ordinance.

Section 2.2 Authority for this 2024 Series Ordinance.

This 2024 Series Ordinance is enacted pursuant to the provisions of the Bond Ordinance.

ARTICLE III USEFUL LIFE

Section 3.1 Determination of the Useful Life of the System

The period of usefulness of the System is hereby determined to be not less than forty (40) years from the date hereof.

ARTICLE IV THE LOAN

Section 4.1. Authorization of Loan. City Council authorizes the acceptance of the Loan from the Authority of not exceeding \$2,000,000, pursuant to and in accordance with, the provisions of the Loan Agreement.

Section 4.2. Repayment of Loan by the City. City Council authorizes the repayment of the Loan by the City to the Authority from Gross Revenues of the System (after payment of costs of operation and maintenance of the System), or, if said revenues are not sufficient, from state appropriations as the City may become entitled to, pursuant to, and in accordance with, the provisions of the Loan Agreement and the Note.

Section 4.3. Loan Agreement. The Loan Agreement, in substantially the forms attached to this 2024 Series Ordinance as Exhibit B, with such changes as the executing officers may approve (their execution to be conclusive evidence of such approval), is hereby approved and the execution and delivery of the Loan Agreement, on behalf of the City is hereby authorized and directed. The Loan Agreement shall be executed on behalf of the City by the Mayor of the City (the “*Mayor*”) and attested by the City Administrator. The Loan Agreement is incorporated in this Ordinance by reference as if fully set forth herein.

ARTICLE V THE SERIES 2024 BOND

Section 5.1 Authorization and Issuance of Series 2024 Bond

(a) Pursuant to the provisions of the Bond Ordinance, City Council authorizes the issuance of Series 2024 Bond entitled to the benefits, protection and security of the provisions of the Bond Ordinance. The Series 2024 Bond shall be issued as a single instrument in the form of a promissory note, be dated its date of delivery, as determined by the City Administrator, and designated “Sewer System Revenue Bond, Series 2024 of the City of Fountain Inn, South Carolina”. The form of the Note shall be as set forth as Appendix “E” of the Loan Agreement.

(b) The Note is issued to the Authority for the purposes of evidencing and securing the obligations of the City under the Loan Agreement pursuant to the terms of the Act. The Note shall not be issued in book-entry form.

(c) The principal amount of the Note shall not exceed \$2,000,000.

(d) The Note shall constitute a Term Bond under the Bond Ordinance and shall be on parity in all respects with all Bonds previously or hereafter issued thereunder, and shall be entitled to the same protections and benefits set forth therein.

(e) The Note shall bear interest at the rate and shall be payable as to principal and interest by way of quarterly payments in such amounts, at such times, and in such manner and shall have such other terms and provisions as are set forth in Appendix “B” to the Loan Agreement, or as may be finally determined by the Authority and approved by the City Administrator. The final payment date of the Note is expected to be [August 1, 2046.]

(f) The Note is subject to prepayment in whole or in part at any time without penalty or premium. Partial prepayments shall be applied as provided in the Note.

(g) The Note shall be payable by check or electronic funds transfer made payable to the Authority as provided in Section 4.4.2 of the Loan Agreement.

(h) The Note will constitute the sole instrument of the Series 2024 Bond authorized hereby, and the City and the Trustee agree that no special numbering thereof shall be required.

Section 5.2 Application of the Proceeds of the Loan; Creation of 2024 Debt Service Reserve Fund; Creation of 2024 Debt Service Fund

(a) The proceeds of the Loan shall be applied by the City to the design, construction, installation and equipping of the Project as more fully set forth on *Exhibit A* hereto. Disbursement of the proceeds of the Series 2024 Bond shall not occur at the delivery thereof, but shall be made in accordance with Section 1.3, Section 1.5 and Section 1.6 of the Loan Agreement.

(b) There is hereby authorized to be created a fund titled the “**2024 Debt Service Reserve Fund**” which shall be established to provide a reserve for payment of principal of and interest on the Series 2024 Bond only and no other Series of Bonds authorized under the Bond Ordinance. The Reserve Requirement with respect to the Series 2024 Bond is equal to the maximum amount due on the Note during any full calendar year unless amended in accordance with Section 4.2 of the Loan Agreement. The 2024 Debt Service Reserve Fund shall be funded in accordance with the terms of the Loan Agreement. The 2024

Debt Service Reserve Fund shall be held in the complete custody and control of the Trustee, and withdrawals shall be made by the Trustee for the purposes provided in the Bond Ordinance and the Loan Agreement. For purposes of providing a record and accurate accounting, funds in the 2024 Debt Service Reserve Fund shall be segregated from other funds of the City held by the Trustee.

(c) There is hereby authorized to be created a fund titled the “**2024 Debt Service Fund**” which shall be established to provide for the payment of the principal of and interest on the Series 2024 Bond as the same become due under the terms of the Loan Agreement and no other purpose. The City shall make deposits to the 2024 Debt Service Fund as set forth in Section 4.3.2 of the Loan Agreement. The 2024 Debt Service Fund shall be held in the complete custody and control of the Trustee, and withdrawals shall be made by the Trustee for the purposes provided in the Bond Ordinance and the Loan Agreement.

Section 5.3 Appointment of Registrar, Paying Agent and Trustee; Authentication

The Bank of New York Mellon Trust Company, N.A., is hereby appointed to act as Registrar, Paying Agent and Trustee under the Bond Ordinance.

The Series 2024 Bond shall be presented for authentication by the Trustee in the form attached as Appendix “E” to the Loan Agreement.

ARTICLE VI EXECUTION OF BONDS; NO RECOURSE

Section 6.1 Execution

The Series 2024 Bond shall be executed on behalf of and in the name of the City by the Mayor and attested by the City Administrator and authenticated in accordance with the applicable provisions of the Bond Ordinance and Loan Agreement.

Section 6.2 No Recourse

All covenants, stipulations, promises, agreements and obligations of the City contained in the Bond Ordinance or in this 2024 Series Ordinance shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not those of any officer or employee of the City in his or her individual capacity, and no recourse shall be had for the payment of the principal or redemption price of or interest on the Series 2024 Bond or for any claim based thereon or on the Bond Ordinance or on this 2024 Series Ordinance, either jointly or severally, against any officer or employee of the City or any person executing the Series 2024 Bond.

ARTICLE VII MISCELLANEOUS

Section 7.1 Severability.

If any one or more of the covenants or agreements provided in this 2024 Series Ordinance on the part of the City to be performed should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this 2024 Series Ordinance.

Section 7.2 Headings Not Controlling.

The Table of Contents and the Headings of the several Articles and Sections of this 2024 Series

Ordinance have been prepared for convenience of reference only and shall not control, affect the meaning of, or be taken as an interpretation of any provision of this 2024 Series Ordinance.

Section 7.3 Additional Documents and Other Actions.

The Mayor, the City Administrator and the City Clerk are fully authorized and empowered to take any further action and to execute and deliver any closing documents as may be necessary and proper to effect the delivery of the Series 2024 Bond in accordance with the terms and conditions hereinabove set forth, and the action of the officers or any one or more of them in executing and delivering any documents, in the form as he, she or they shall approve, is hereby fully authorized.

City Council hereby further authorizes and directs all of the officers and employees of the City to carry out or cause to be carried out all obligations of the City hereunder and under the Bond Ordinance and the Loan Agreement and to perform all other actions as they shall consider necessary or advisable in connection with the issuance of the Series 2024 Bond and the undertaking of the Project.

Section 7.4 Notices.

All notices, certificates or other communications hereunder or under the Bond Ordinance shall be sufficiently given and shall be deemed given when mailed by registered mail, postage prepaid addressed as follows:

If to the City: City of Fountain Inn, South Carolina
200 North Main Street
Fountain Inn, South Carolina 29644
Attention: City Administrator

If to the Trustee: The Bank of New York Mellon Trust Company, N.A.
10161 Centurion Parkway
Jacksonville, Florida 32256
Attention: Corporate Trust Division

The City and the Trustee may, by notice given to the other parties, designate any further or different addresses to which subsequent notice, certificates or other communications shall be sent.

Section 7.5 Additional Provisions

(a) *Extraordinary Expenses of Trustee.* The City shall pay the Trustee for any extraordinary services or expenses performed or incurred by the Trustee in connection with its duties hereunder or under the Bond Ordinance or Loan Agreement if notified in writing prior to the performance of those services or the incurring of those expenses and if the incurring of such services and expenses are approved in writing by the City.

(b) *Petition to Court by Trustee for Successor Upon Resignation.* If the Trustee resigns under Section 14.07 of the Bond Ordinance and no successor Trustee shall have been so appointed and accepted appointment within sixty (60) days of such resignation under Section 14.09 of the Bond Ordinance, the Trustee may petition any court of competent jurisdiction for the appointment of a successor Trustee until a successor shall have been appointed.

(c) *Trustee Reliance.* The Trustee shall have the right to accept and act upon instructions or directions pursuant to this 2024 Series Ordinance, or any other document reasonably relating to the Series

2024 Bond sent by the City by unsecured e-mail, facsimile transmission or other similar unsecured electronic methods, provided, however, that the City shall provide to the Trustee an incumbency certificate listing designated persons with the authority to provide such instructions and containing specimen signatures of such designated persons, which incumbency certificate shall be amended whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee e-mail or facsimile instructions (or instructions by a similar electronic method) and the Trustee in its discretion elects to act upon such instructions, the Trustee's understanding of such instructions shall be deemed controlling. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such instructions notwithstanding such instructions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of such electronic methods to submit instructions and directions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized instructions and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting instructions to the Trustee and that there may be more secure methods of transmitting instructions than the method(s) selected by it and (iii) that the security procedures (if any) to be followed in connection with its transmission of instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances

[Signature Page Follows]

This Ordinance shall be effective on the date of final reading by Council.

DONE AND ADOPTED THIS _____ day of April, 2024

CITY OF FOUNTAIN INN, SOUTH CAROLINA

Mayor

ATTEST:

City Clerk

First Reading: March 14, 2024
Second Reading: April 11, 2024

EXHIBIT A

PROJECT DESCRIPTION

Cleaning and televising of approximately 73,500 feet of 6" to 12" sanitary sewer; performing necessary point repairs to the existing sewers to facilitate installation of cured-in-place pipe lining (CIPP). Rehabilitation using CIPP of approximately 73,000 linear feet of 8 to 12-inch vitrified clay pipe, approximately 1,200 linear feet of 4 to 8-inch diameter service laterals, and manholes. Installation of precast concrete manholes and point repair work will be performed as needed.

Project Name: Durbin Creek Basin Sanitary Sewer Rehabilitation

EXHIBIT B
FORM OF LOAN AGREEMENT

CERTIFIED COPY OF ORDINANCE

I, the undersigned, City Clerk of the City of Fountain Inn, South Carolina (the “*City*”) **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of a Series Ordinance enacted by the City Council of the City (the “***City Council***”) on April 11, 2024. The Series Ordinance was read at two public meetings of the City Council on two separate days, March 14, 2024, and April 11, 2024. An interval of at least six (6) days occurred between each reading of the Series Ordinance. At each such meeting, a quorum of the City Council was present and remained present throughout the meeting.

The meetings held on March 14, 2024, and April 11, 2024, were regular meetings of the City Council for which notice had been previously given pursuant to and in conformity with Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended,

The original of the Series Ordinance is duly entered in the permanent records of the City, in my custody as City Clerk.

The Series Ordinance is now of full force and effect, and has not been modified, amended or repealed.

IN WITNESS WHEREOF, I have hereunto set my Hand, this 11th day of April, 2024.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

City Clerk
City of Fountain Inn, South Carolina

First Reading: March 14, 2024
Second Reading: April 11, 2024

RESOLUTION NUMBER 2023-12

**AUTHORIZING AN APPLICATION TO THE
SOUTH CAROLINA WATER QUALITY REVOLVING FUND AUTHORITY
REGARDING A POTENTIAL LOAN FROM
THE WATER POLLUTION CONTROL REVOLVING FUND**

WHEREAS, the South Carolina Water Quality Revolving Fund Authority ("Authority") provides low-interest loan financing for the construction of publicly owned wastewater treatment facilities from the Water Pollution Control Revolving Fund ("Fund") pursuant to the Federal Clean Water Act and Title 48, Chapter 5, Code of Laws of South Carolina, 1976, as amended;

WHEREAS, the City is a municipal corporation organized in the State of South Carolina and is authorized to incur revenue debt according to the Revenue Bond Act for Utilities, as codified in South Carolina Code Annotated section 6-21-5, *et seq.*, as amended (collectively, "Act");

WHEREAS, the City has determined that it is in the best interests of the City to apply to the Authority for a loan from the Fund;

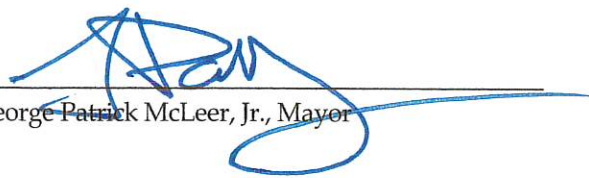
NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Fountain Inn, in Council Assembled that:

1. The Council authorizes the execution and delivery of the Loan Application to the Authority related to a loan from the Fund in the amount of approximately \$2,000,000 to finance the costs of constructing an expansion of the Durbin Creek Basin Sanitary Sewer Rehabilitation;
2. By subsequent ordinance(s), the City intends to grant to the Authority a pledge of, and lien on, revenues of the City's wastewater system for repayment of the loan;
3. By subsequent ordinance, the City may approve the final terms of the loan and related documents;
4. The City directs the City Attorney to execute and deliver an opinion, substantially in the form attached as Exhibit A to this Resolution, in conjunction with the matters contemplated by this Resolution;
5. The City authorizes (a) the Mayor and/or the City Administrator, each individually, to execute any and all documents, and to take any and all further actions, as may be reasonably necessary and prudent to effect this Resolution's intent, and (b) the City Clerk to attest and deliver any such documents, provided, however neither the Mayor nor the City Administrator shall execute or deliver any documents that purport to bind the City until the City Council shall have reviewed and approved, by ordinance, the same;
6. All resolutions, orders, and parts thereof in conflict with this Resolution, are, to the extent of that conflict, repealed; and
7. This Resolution is effective and in full force at adoption by the Council.

[ONE SIGNATURE PAGE AND ONE EXHIBIT FOLLOW]
[REMAINDER OF PAGE SUBSTANTIVELY BLANK]

Adopted: October 12, 2023.

CITY OF FOUNTAIN INN, SOUTH CAROLINA


George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:


Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

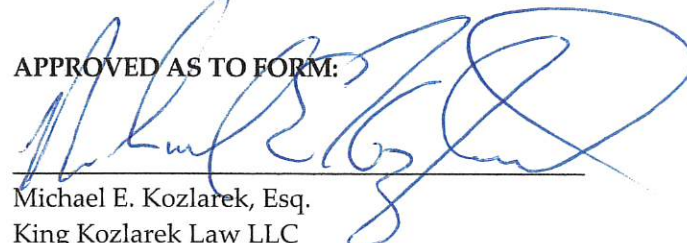

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC
City Attorney – Fountain Inn

EXHIBIT A
FORM OF CITY ATTORNEY OPINION
RE: LOAN APPLICATION

 FOUNTAIN INN est 1886	REQUEST FOR COUNCIL ACTION City of Fountain Inn, South Carolina To: Mayor and Members of City Council From: Shawn M. Bell, City Administrator	March 14, 2024 Regular City Council Meeting
☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading		
Agenda Date Requested: March 14, 2024 Ordinance/Resolution Caption: An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn. Summary Background: PZ-2024-02 would rezone six parcels at Fairview Street and Fowler Street, Tax Map Numbers 0344000300100 (R-M), 0344000300600 (R-15), 0344000300101 (R-15), 0345001000900 (C-2), 0345001000702 (I-1), 0345001000700 (R-12) to PD, Planned Development District. 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. 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. On February 22, 2024, the City of Fountain Inn Planning Commission voted (7-0) in favor of rezoning the property to PD, Planned Development District, with the following condition: A Final Development Plan must be reviewed and approved prior to the issuance of any permits. Impact If Denied: The Church would not be able to expand due to its non-conforming status. Under the current zoning districts, approximately 62 residential units would be permitted by right. Impact If Approved: The parking lot expansion will increase parking availability downtown. The Church expansion will provide a hall designed to host events, summer camps, dinners, etc. A trail system will be created to connect the properties with potential future trail connections. Financial Impact: N/A		

AN ORDINANCE

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
FOUNTAIN INN, SAID AMENDMENT FOR THE PURPOSE OF
CHANGING THE ZONING CLASSIFICATION OF THE PROPERTIES
DESCRIBED IN THIS ORDINANCE.**

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, the Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after duly considered same and the receiving a staff report voted to recommend the approval of the re-zoning request from C-2 Commercial, I-1 Industrial, R-12 Residential, R-15 Residential, R-M Residential Multi-Family to PD: Planned Development;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number PZ-2024-02 containing approximately 7.31 acres Greenville County Tax Map numbers 0344000300100 (202 Fairview Street), 0344000300101 (300 Fairview Street), 0345001000900 (303 Fairview Street), (0345001000702 (No Address), 0345001000700 (307 Fairview Street), 0344000300600 (112 Parsons Street), located in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2. The Property is hereby rezoned from C-2 Commercial, I-1 Industrial, R-12 Residential, R-15 Residential, R-M Residential Multi-Family to PD: Planned Development

SECTION 3. This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING APRIL 11. 2024.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

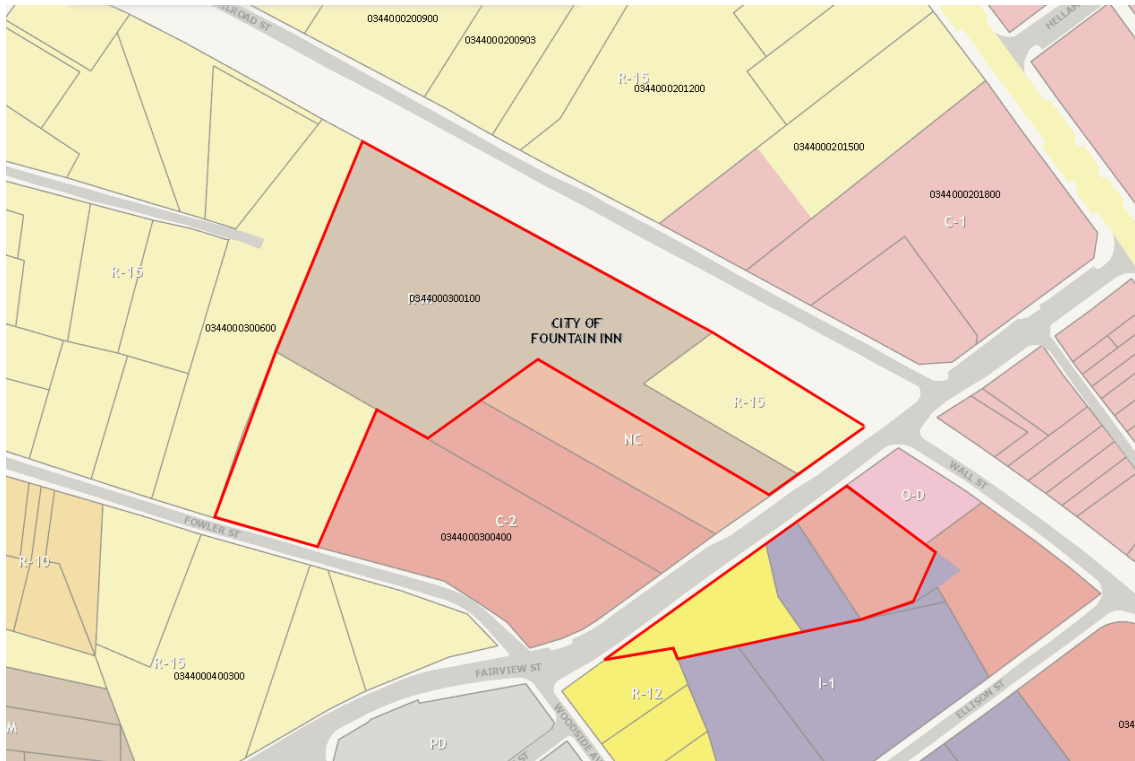
APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

First Reading: March 14, 2024
Second Reading / Final Approval: April 11, 2024

EXHIBIT A

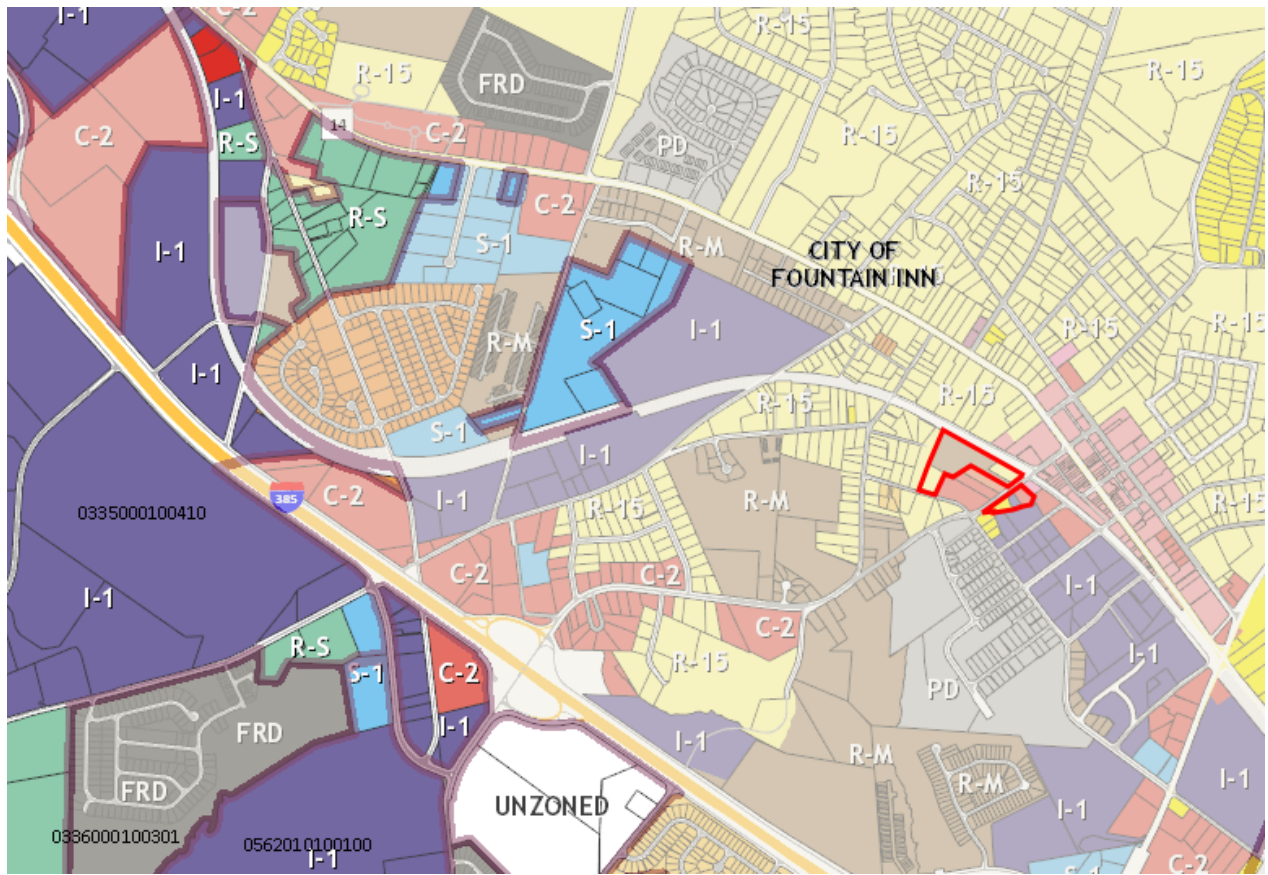
Zoning Map



Aerial Photography



Vicinity Map





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 – Blackstone

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 +12.5%	6300 +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.

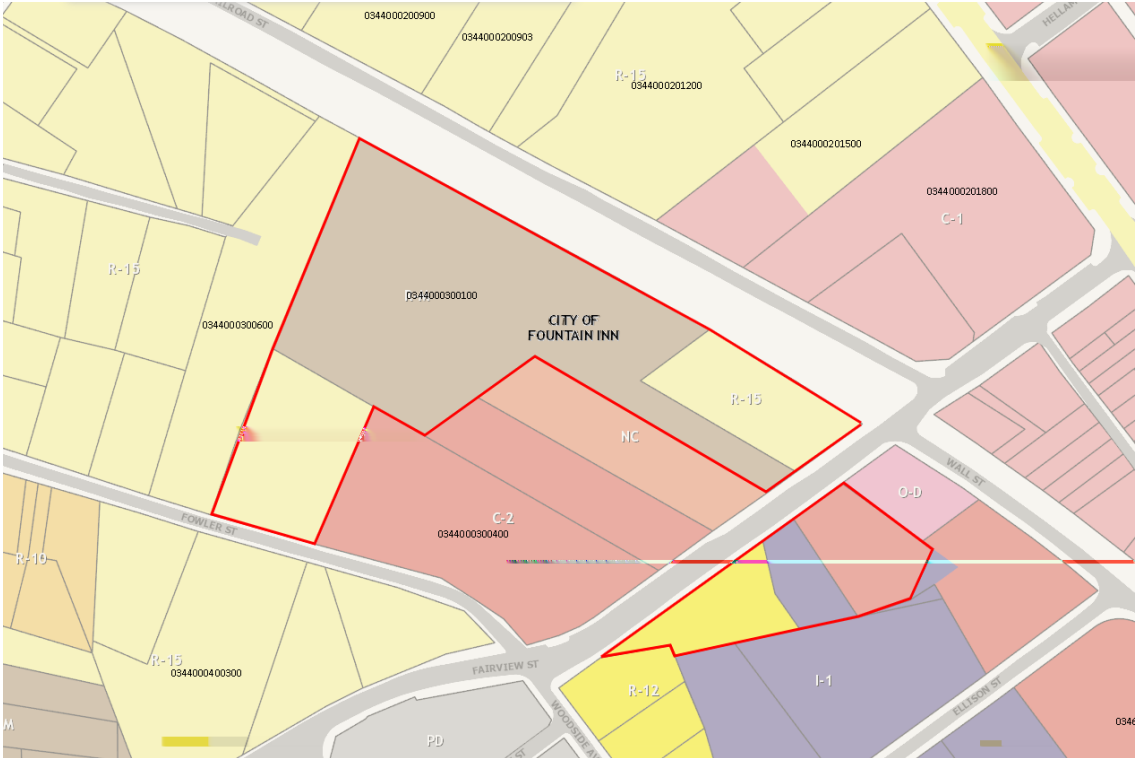
CONCLUSION:

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.

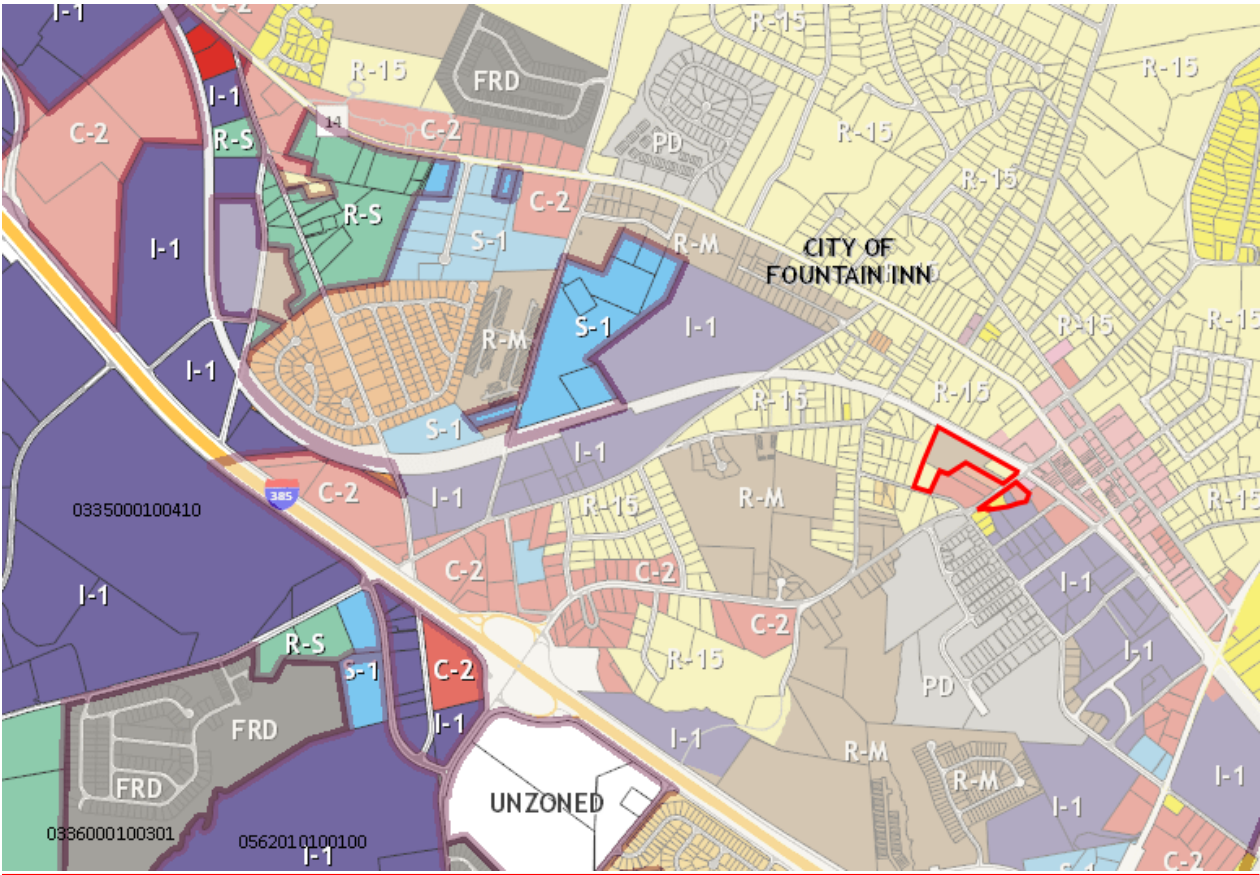


Zoning Map



Aerial Photography

Vicinity Map



FOUNTAIN INN TOWNHOMES - PLANNED DEVELOPMENT

STATEMENT OF INTENT

February 8, 2024

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 Natural Gas. 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.

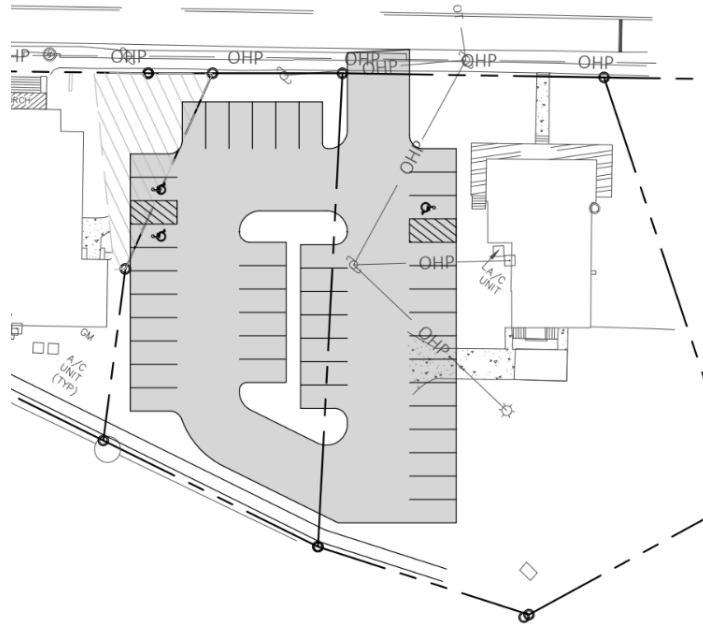


EXHIBIT 2.0

□ 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:

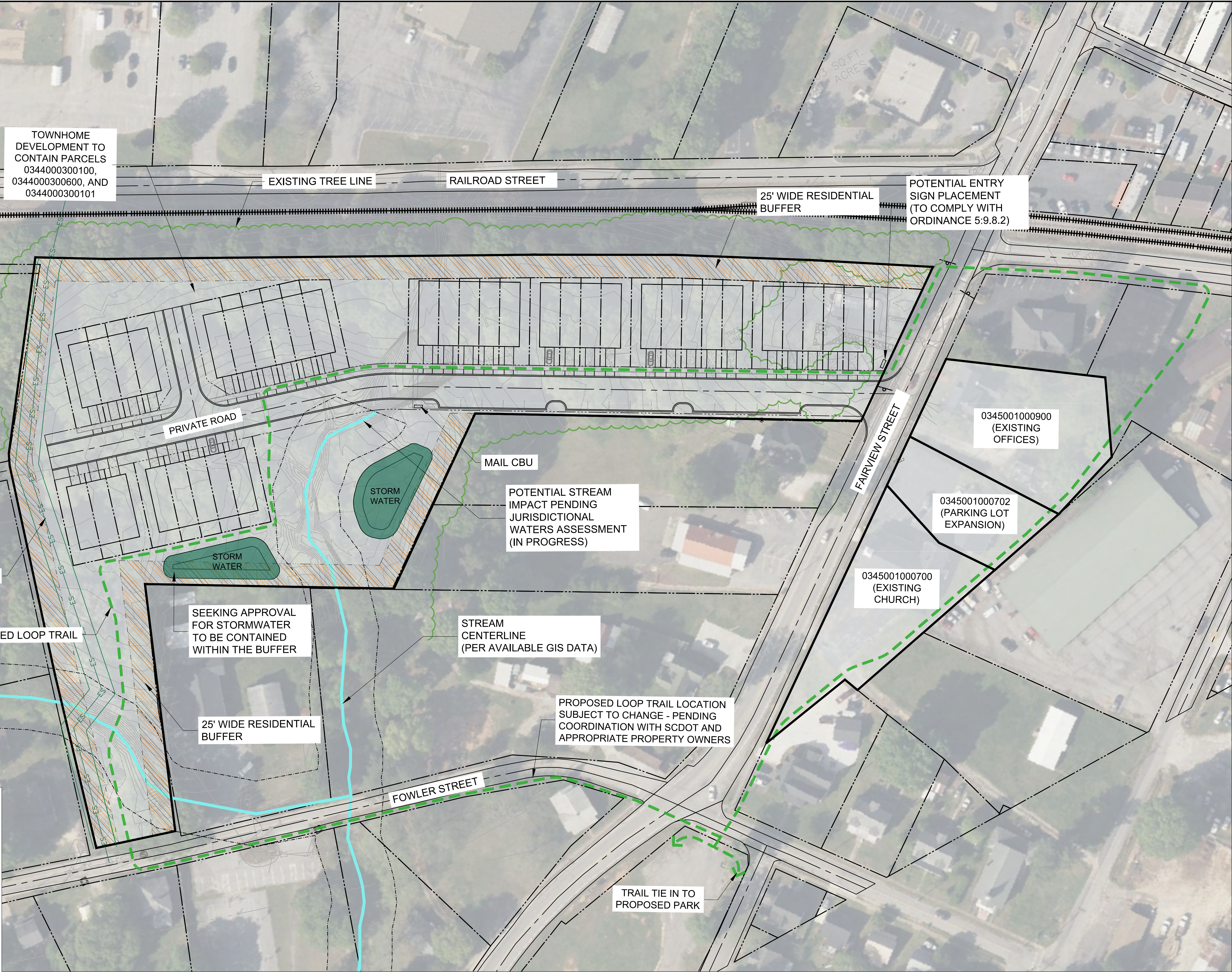
FRONT: 20'
SIDE: 11'
REAR: 25'

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



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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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
0345001000900 (0.20 ACRES) - OFFICE SPACE
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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:
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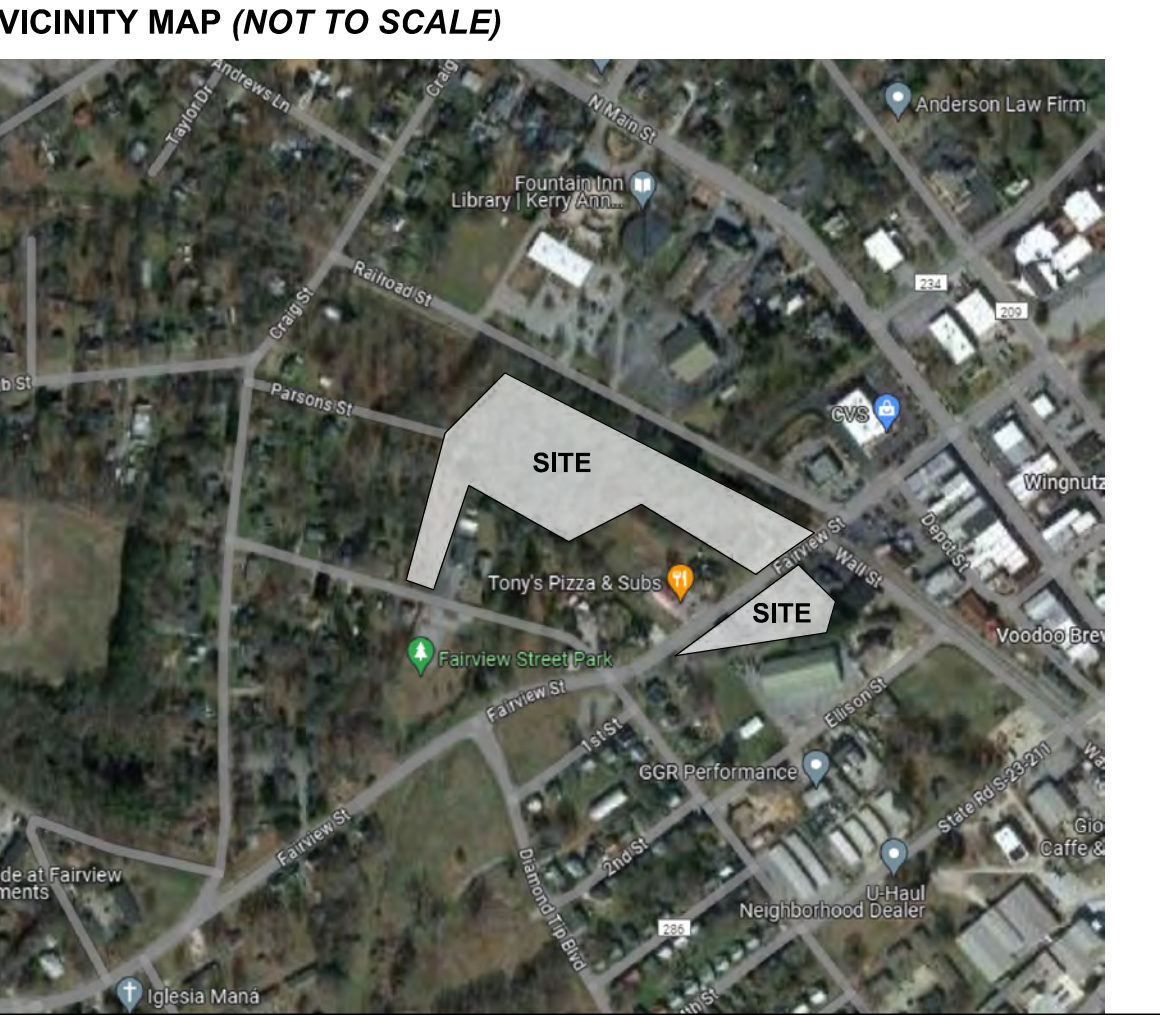
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FRONT: 20'
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REAR: 25'

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

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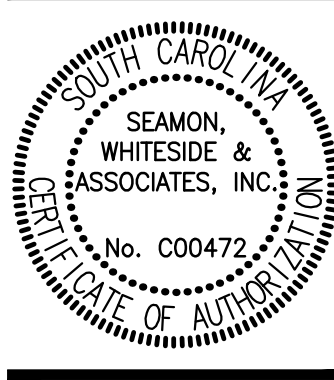
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- THE CURRENT STREAM CENTERLINE SHOWN IS PER AVAILABLE GIS DATA AND IS SUBJECT TO CHANGE



SW

SEAMONWHITESIDE

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FAIRVIEW AND PARSONS

BLACKSTOCK DEVELOPMENT

FOUNTAIN INN, SOUTH CAROLINA

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

REVISION HISTORY

NATURAL RESOURCES INVENTORY

1.2

(3 OF 3)

12.21.2023

**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

To: Mayor and Members of City Council
From: Shawn M. Bell, City Administrator

March 14, 2024

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** March 14, 2024**Ordinance/Resolution Caption:**

An Ordinance to Provide for the Amendment of the Official Zoning Map of the City of Fountain Inn.

Summary Background:

PZ-2024-03 would rezone 2 parcels at 1314 and 1318 North Main Street, Tax Map Numbers 0325000100701, 0325000100707 to FRD, Flexible Review District.

The applicant is proposing to build a 3 story, 90,000 square foot climate controlled self-storage facility at the rear of the site and a three-tenant retail/ office building at the front of the site.

The proposed development is compatible with the Commercial Mixed-Use Character Area as identified in the INNvision Comprehensive plan.

On February 22, 2024, the City of Fountain Inn Planning Commission voted (7-0) in favor of rezoning the property to FRD, Flexible Review District, with the following condition:

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

Impact If Denied:

The front parcel would remain as a non-conforming commercial property while the rear parcel would remain with a residential structure on site. The site would remain zoned C-2 Commercial, and all uses allowed in the C-2 zoning district would be permitted by right.

Impact If Approved:

The site would be developed as a group development offering climate-controlled self-storage and retail/office space.

Financial Impact:

N/A

AN ORDINANCE

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF
FOUNTAIN INN, SAID AMENDMENT FOR THE PURPOSE OF
CHANGING THE ZONING CLASSIFICATION OF THE PROPERTIES
DESCRIBED IN THIS ORDINANCE.

WHEREAS, the City of Fountain Inn received a petition for re-zoning of the real property described herein; and

WHEREAS, the Fountain Inn Planning Commission conducted a public hearing on the re-zoning petition and after duly considered same and the receiving a staff report voted to recommend the approval of the re-zoning request from C-2 Commercial to FRD: Flexible Review District;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Fountain Inn, South Carolina:

SECTION 1: That the real property referred to herein is described fully in Docket Number PZ-2024-03 containing approximately 3.49 acres, Greenville County Tax Map numbers 0325000100701, 0325000100707, located at 1314 and 1318 North Main Street in the City of Fountain Inn, South Carolina and more fully described on Exhibit A attached hereto and made a part hereof by reference.

SECTION 2. The Property is hereby rezoned from C-2 Commercial, to FRD: Flexible Review District.

SECTION 3. This Ordinance shall be effective upon second and final reading by the City Council.

DONE IN REGULAR MEETING APRIL 11, 2024.

CITY OF FOUNTAIN INN, SOUTH CAROLINA

George Patrick McLeer, Jr., Mayor

[CITY SEAL]

ATTEST:

Elizabeth Adams, City Clerk

APPROVED AS TO FORM:

Michael E. Kozlarek, Esq.
King Kozlarek Law LLC

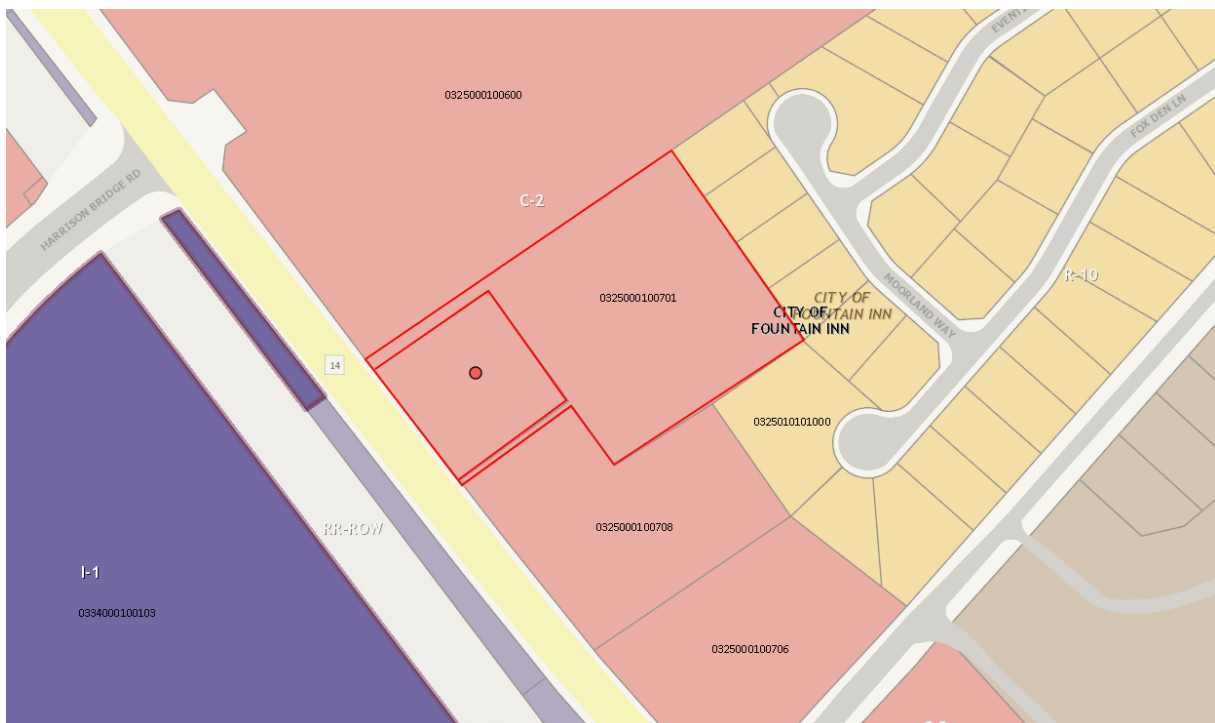
First Reading: March 14, 2024
Second Reading / Final Approval: April 11, 2024

EXHIBIT A

Aerial Photography



Zoning Map



Vicinity Map





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 +11.7%	11100 +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.

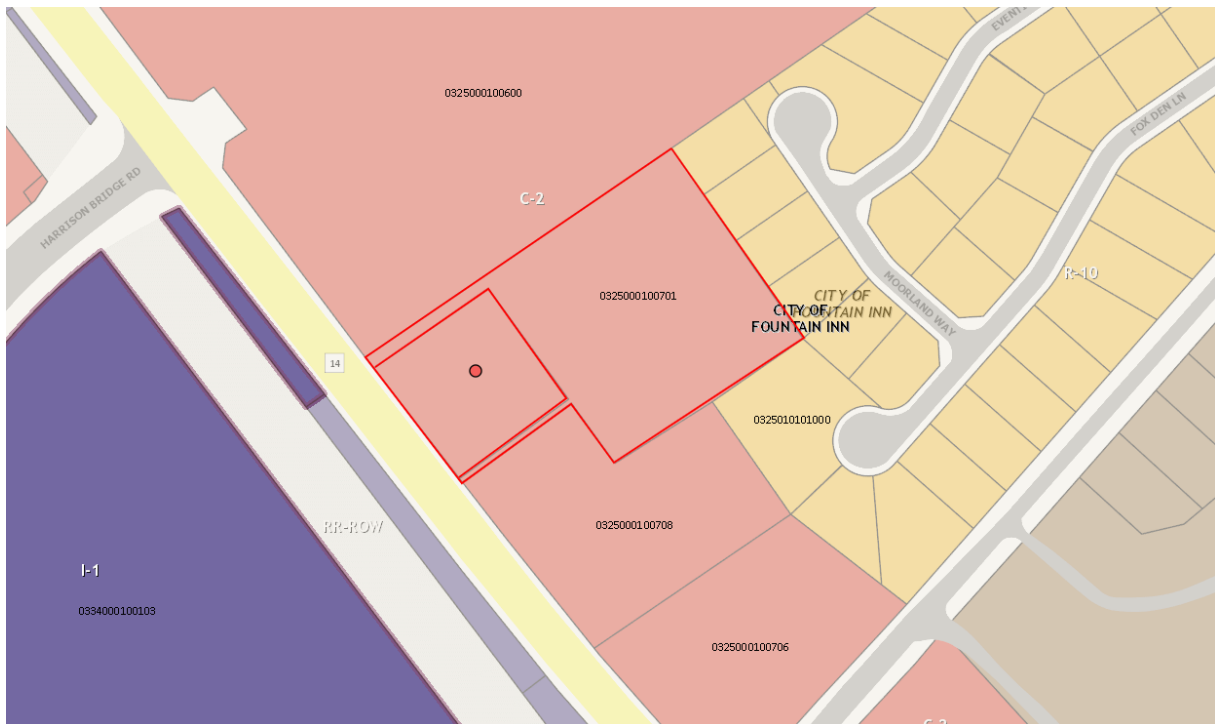
**STAFF
RECOMMENDATION:**

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

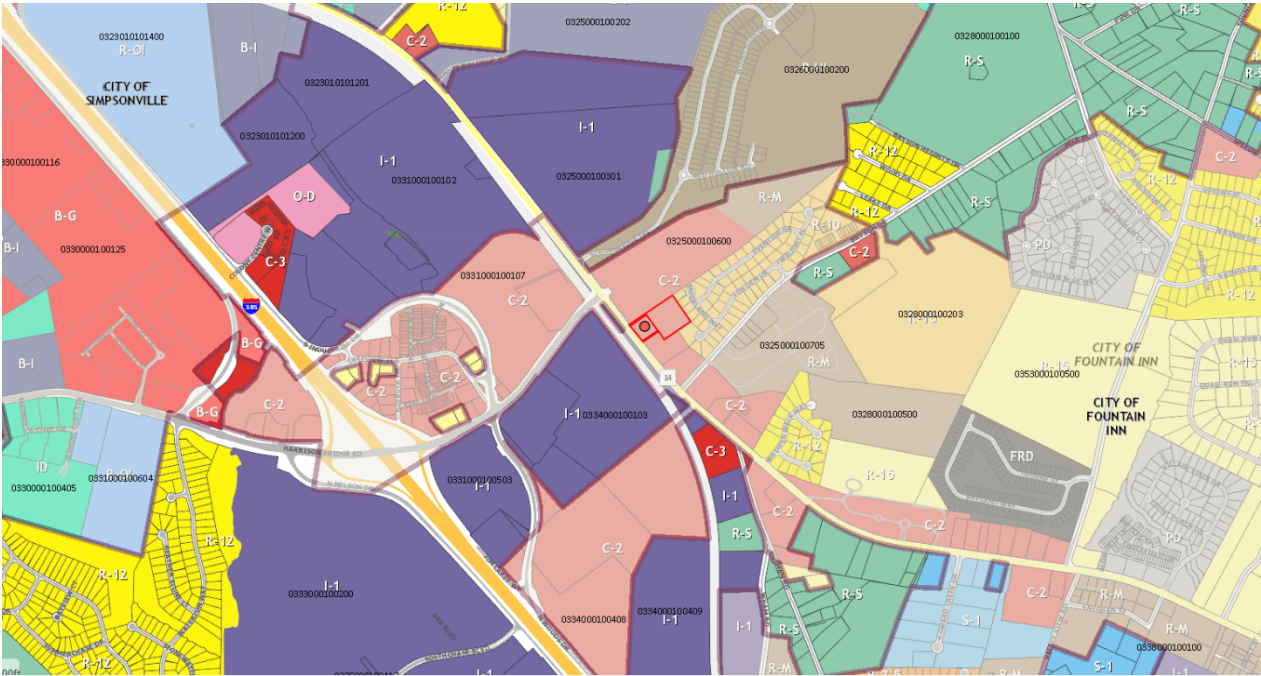
1. A Final Development Plan must be reviewed and approved prior to the issuance of any permits.



Aerial Photography



Zoning Map



Vicinity Map

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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



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.

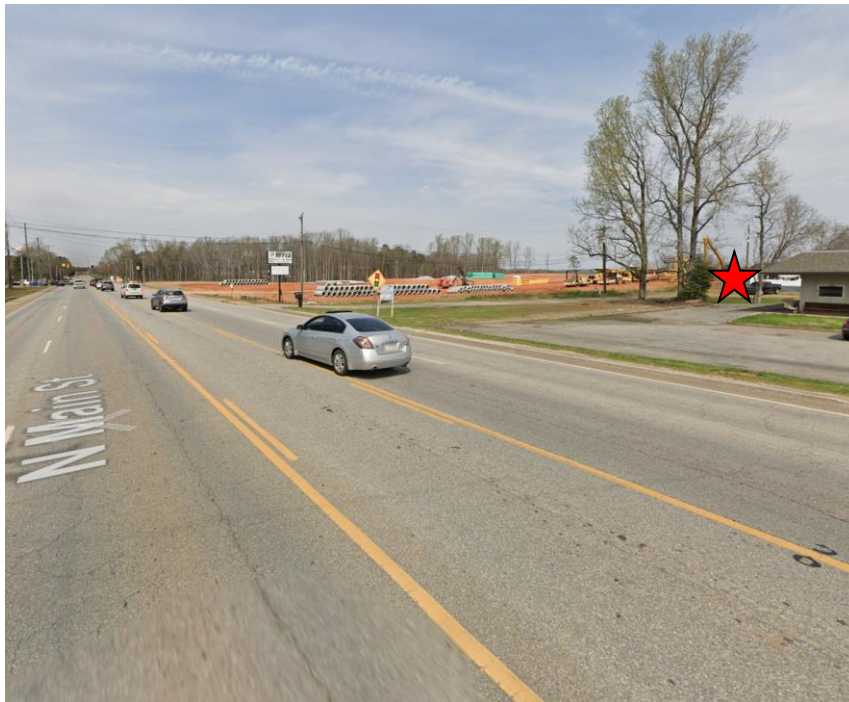




Figure 4: Street View of N Main St Looking Left

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

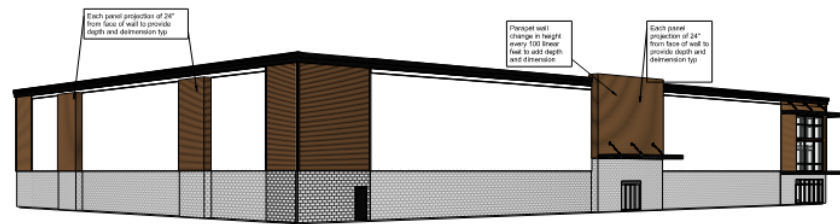
If the development proceeds as expected, the build-out will be completed within approximately 2 years.

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.

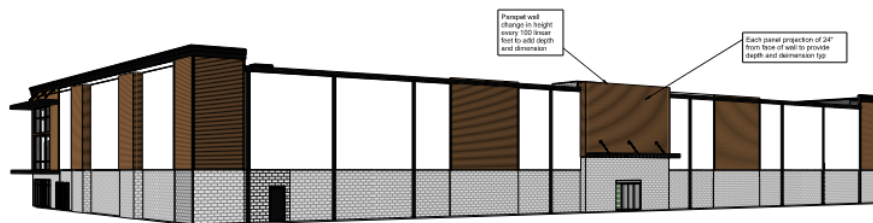
Please note the signage provided for the proposed (3) retail stores are samples to represent signage location and are not necessarily the official tenants. The tenants for the retail stores will be determined at a later date and will adhere to one of the proposed uses specified under Section 5.0 Site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



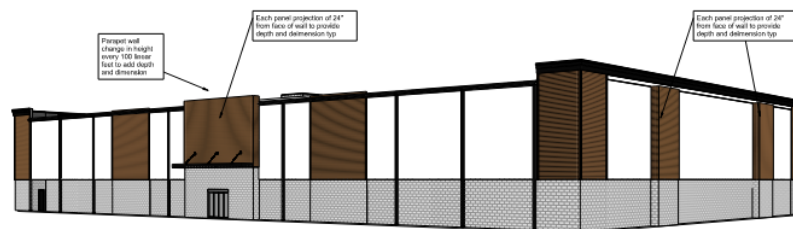
AD202.0.3 - FRONT LEFT



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,

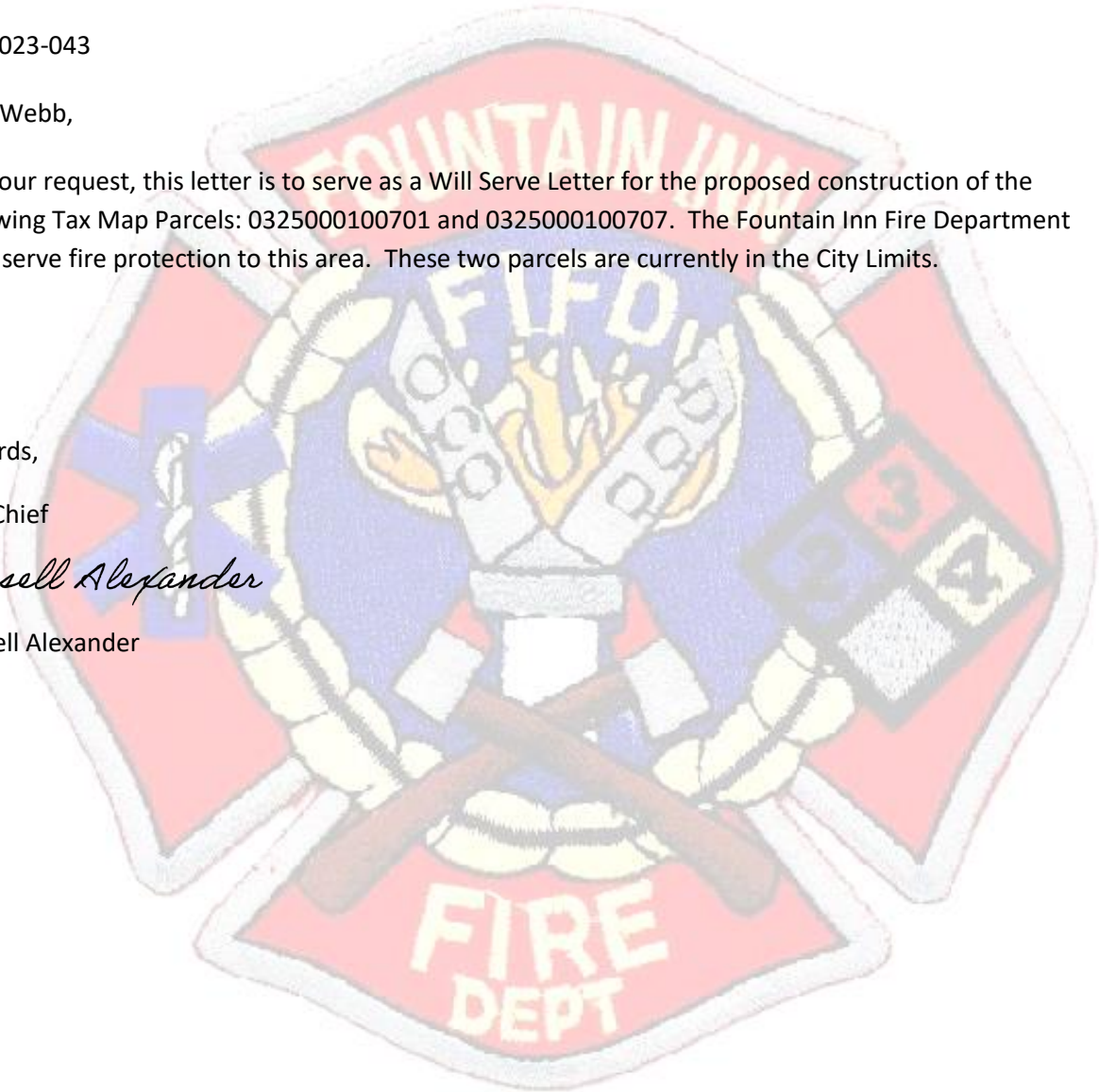
Per your request, this letter is to serve as a Will Serve Letter for the proposed construction of the following Tax Map Parcels: 0325000100701 and 0325000100707. The Fountain Inn Fire Department does serve fire protection to this area. These two parcels are currently in the City Limits.

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.

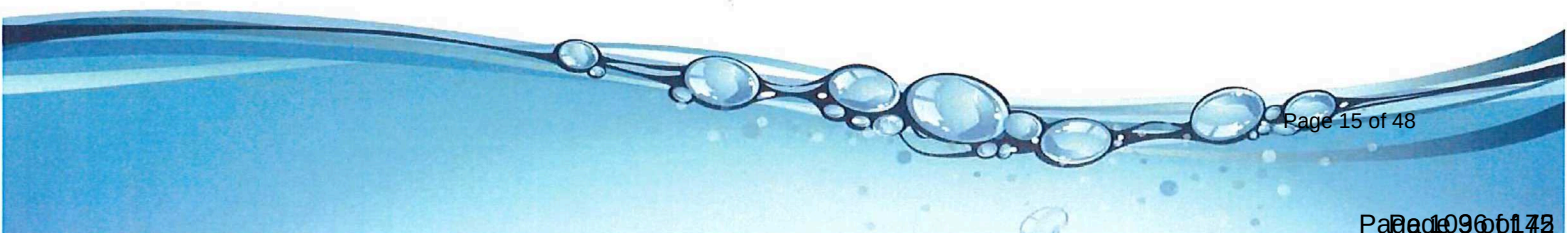
A map of the water mains in the area has been included for your convenience.

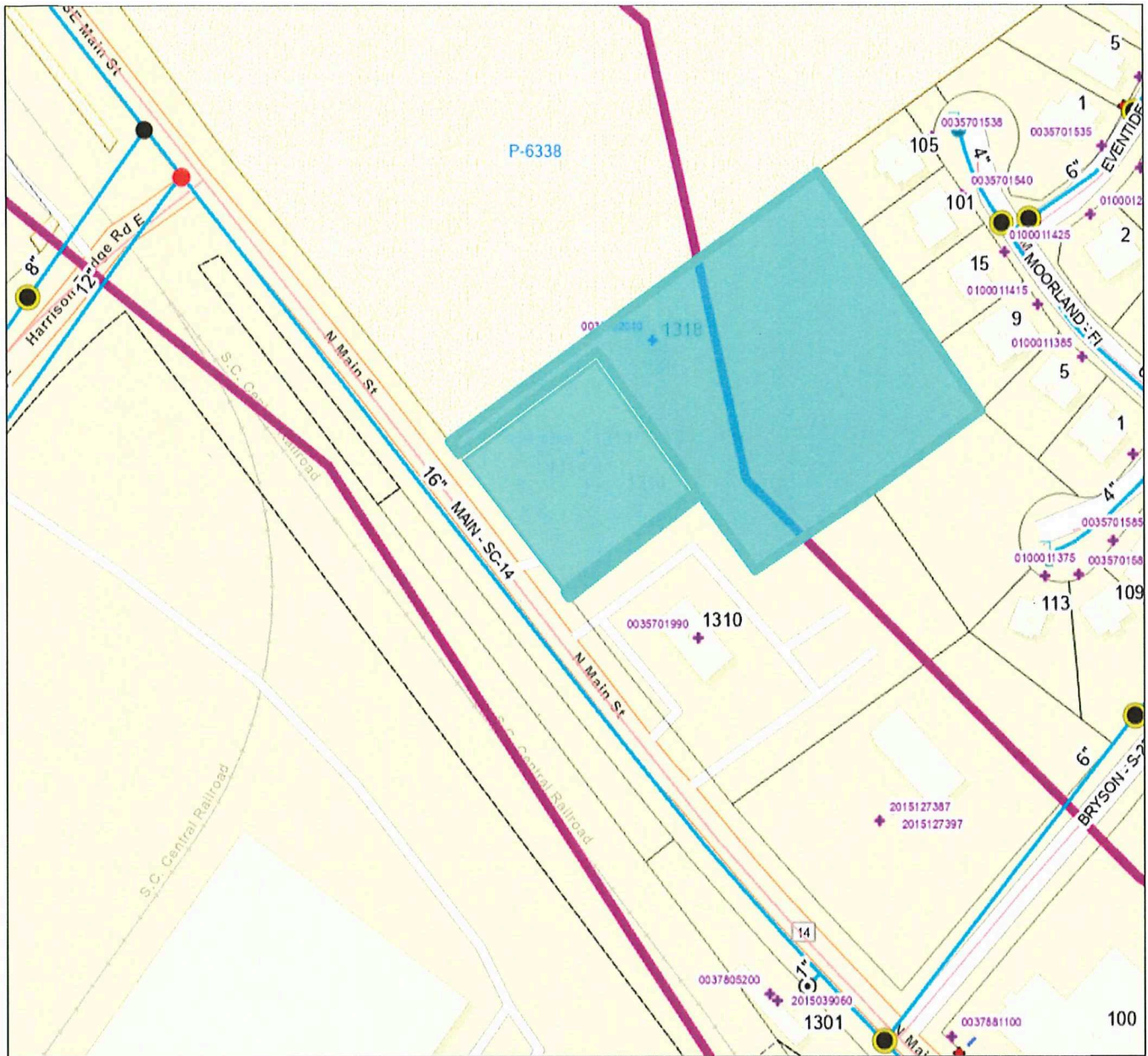
Sincerely,
GREENVILLE WATER



Mark Hattendorf
Director of Engineering

MH/as
Enclosure





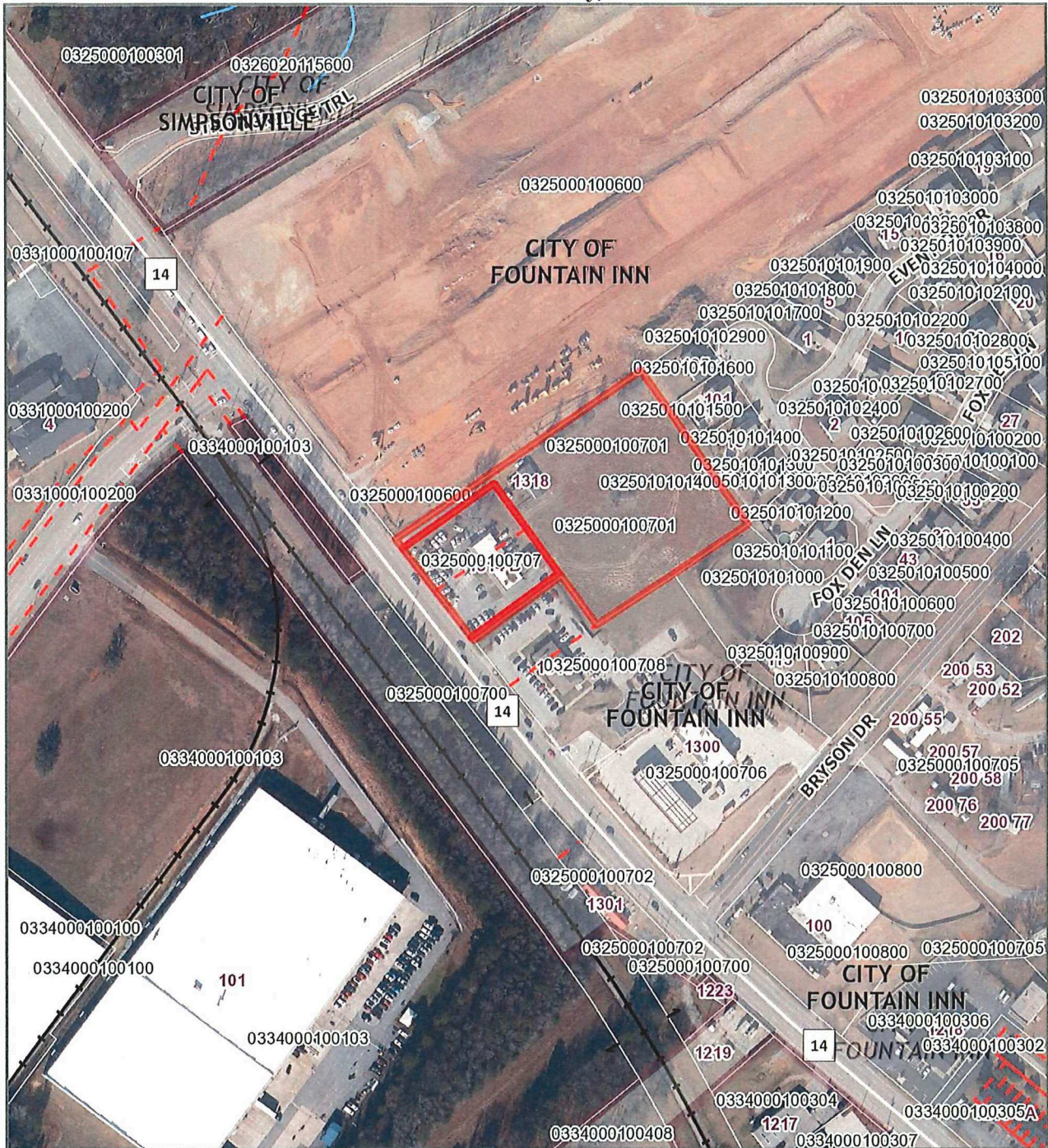
Map Scale: 1:2257 | Map Date: 09/01/2023

Legend

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

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
Please visit our website at: www.bluewatercivil.com

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Page 19 of 48

From: Cisson, Jason S. <CissonJS@scdot.org>
Sent: Monday, June 26, 2023 3:05 PM
To: Chrissy Drake <cdrake@bluewatercivil.com>; 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

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

From: Chrissy Drake <cdrake@bluewatercivil.com>
Sent: Thursday, June 15, 2023 3:14 PM
To: Wilson, Brandon E. <WilsonBE@scdot.org>; Olson, Benjamin G. <OlsonBG@scdot.org>
Cc: Smith, Joel J. <SmithJJ@scdot.org>; Cisson, Jason S. <CissonJS@scdot.org>; Paul Harrison <paul@bluewatercivil.com>; Mary Paige <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

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
Please visit our website at: www.bluewatercivil.com

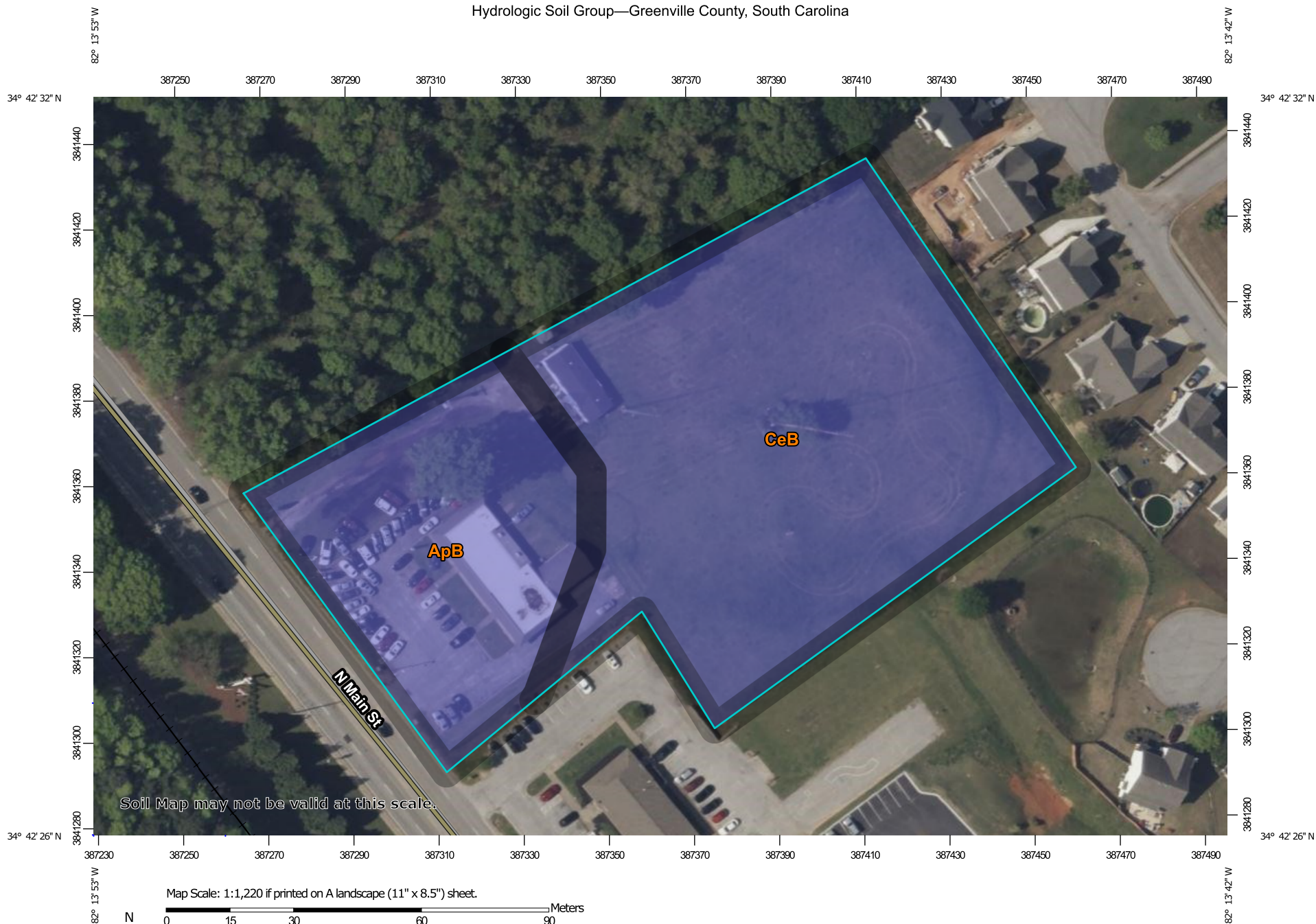
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Bluewater Civil Design, LLC has Professionals Licensed in SC, NC, GA, AL, TN, FL, KY, OH, MD, ID, MT, WA, LA, VA

Appendix B

Soils Map & Report

Hydrologic Soil Group—Greenville County, South Carolina



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%
Totals for Area of Interest			3.5	100.0%

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

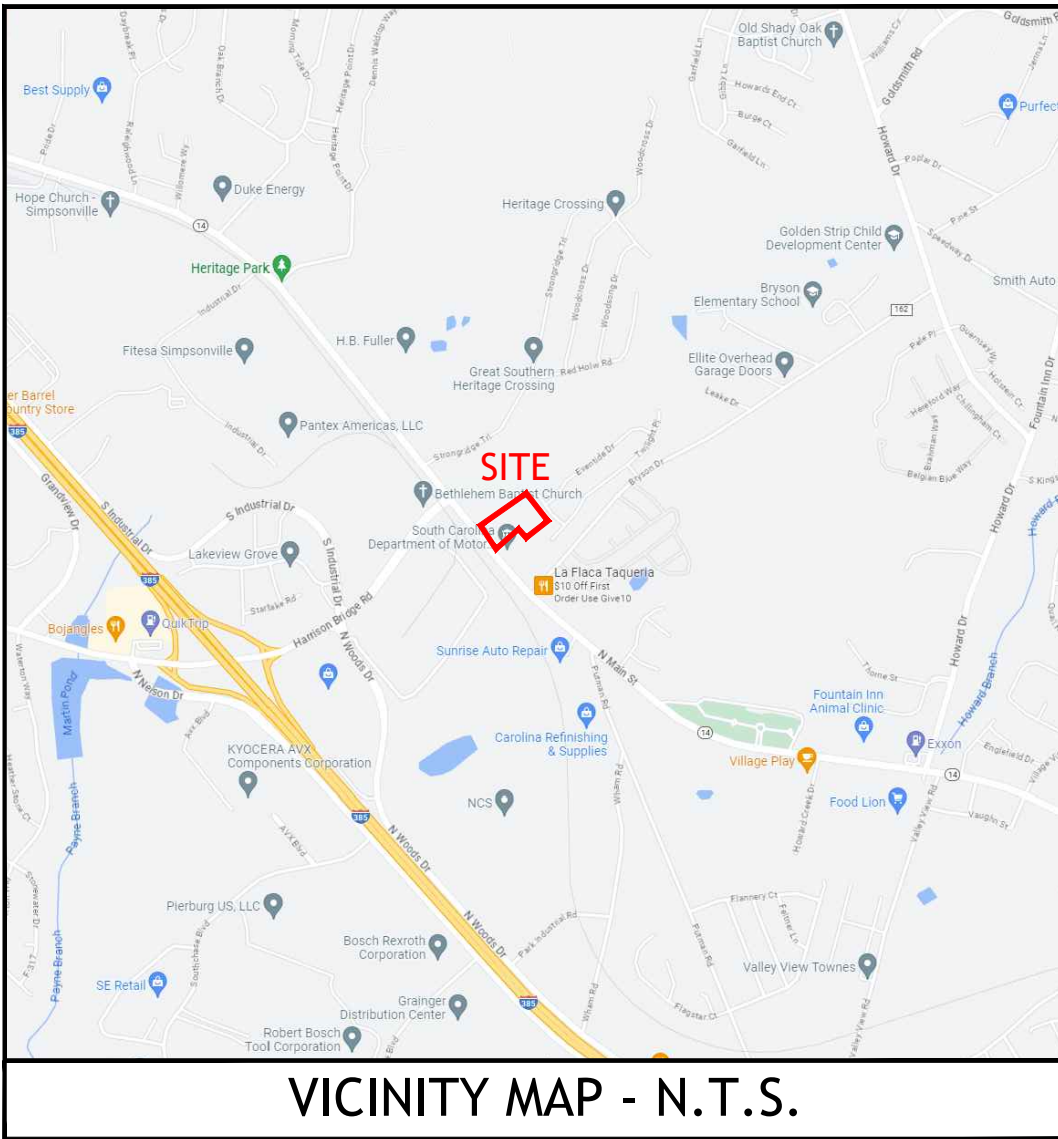
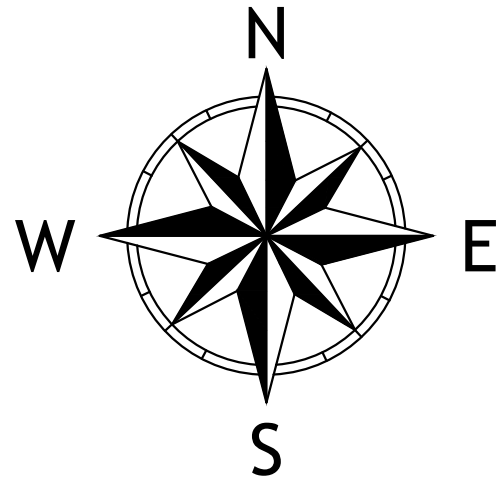
COMPANY: CENTURY DEVELOPMENT PARTNERS, LLC
ADDRESS: 5 CENTURY DRIVE, SUITE 240
GREENVILLE, SC 29607
PHONE: 630-301-1536
CONTACT: ALEX DMYTERKO
EMAIL: ALEX@STREAMSDEV.COM

CIVIL ENGINEER

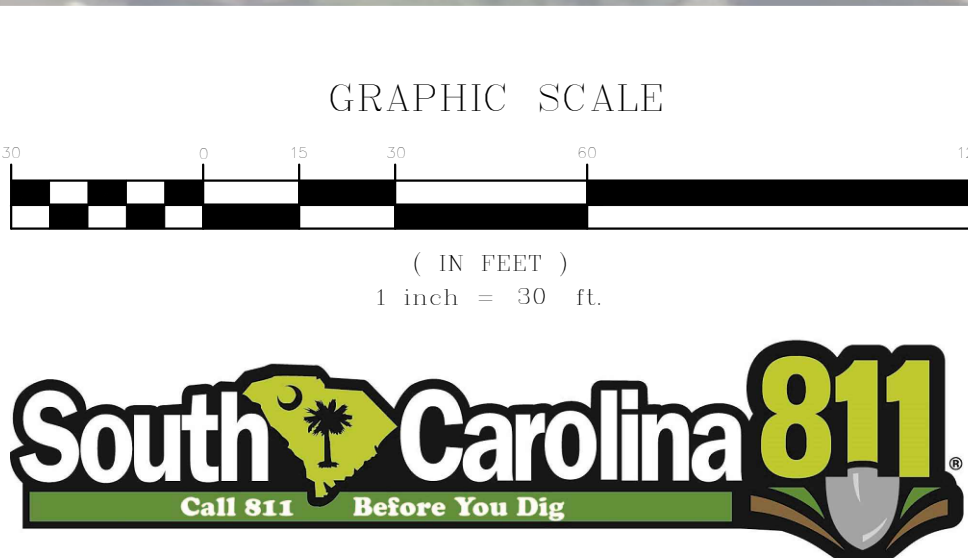
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWMEDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

SURVEYOR

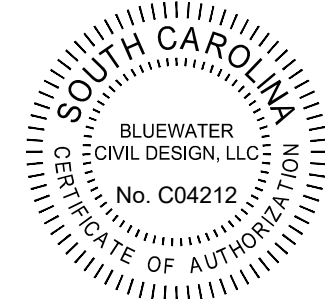
COMPANY: MSP & ASSOCIATES LAND SURVEYORS
ADDRESS: 301 E. HILLCREST DRIVE
GREENVILLE, SC 29609
PHONE: 864-370-2232
CONTACT: MICHAEL S. PERDUE, PLS
EMAIL: MPERDUE@MSPSURVEYING.COM



VICINITY MAP - N.T.S.



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 PEF 24224
North Carolina PEF 03871
bluewater civil design, llc
bluewatercivil.com • info@bluewatercivil.com
718 Lowmedes Hill Road • Greenville, SC 29607
www.bluewatercivil.com



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

NATURAL
RESOURCES
INVENTORY

NRI-1
Page 28 of 48

Appendix D

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

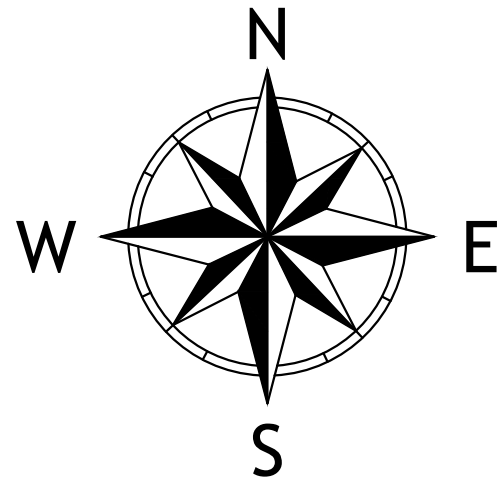
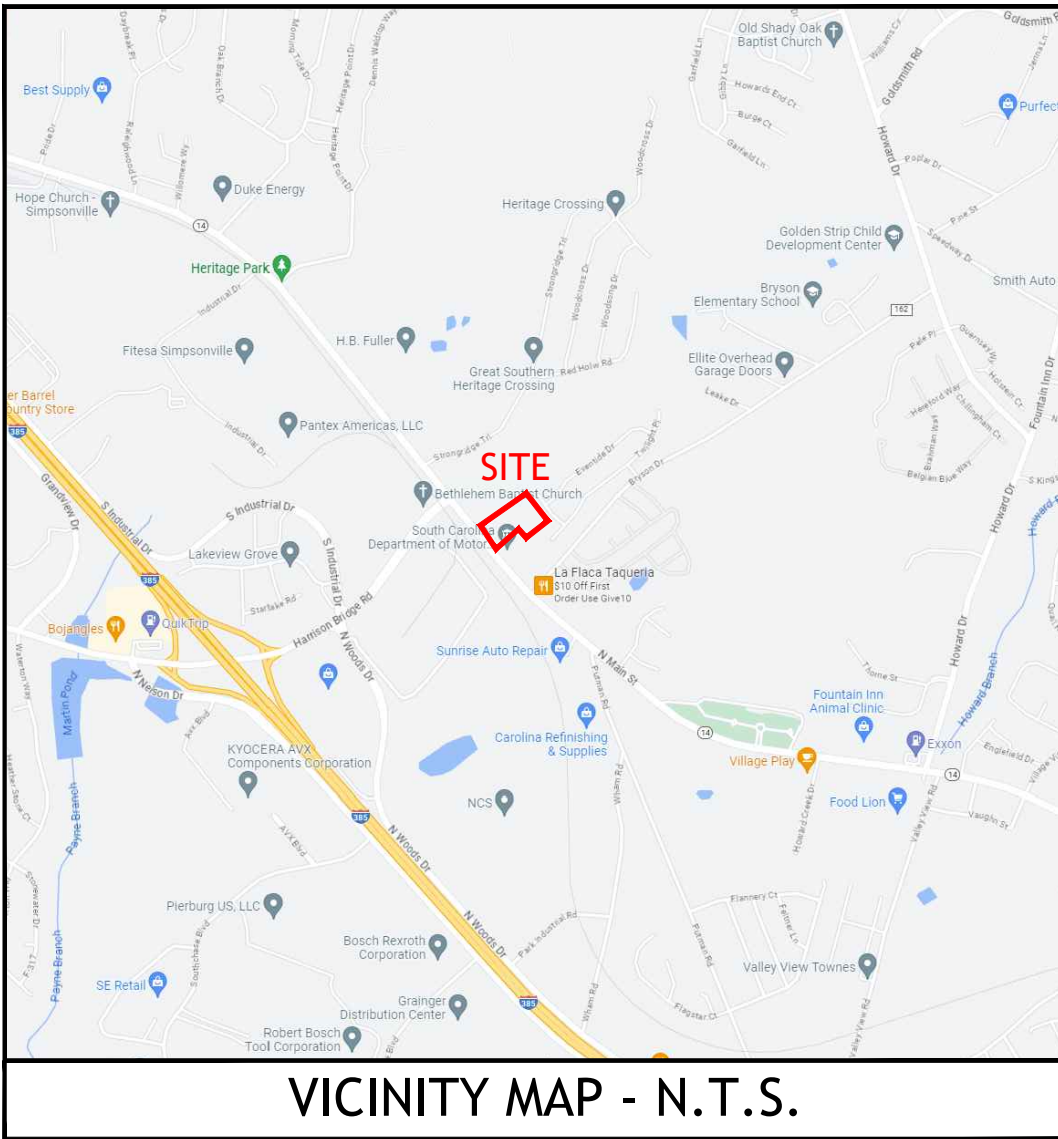
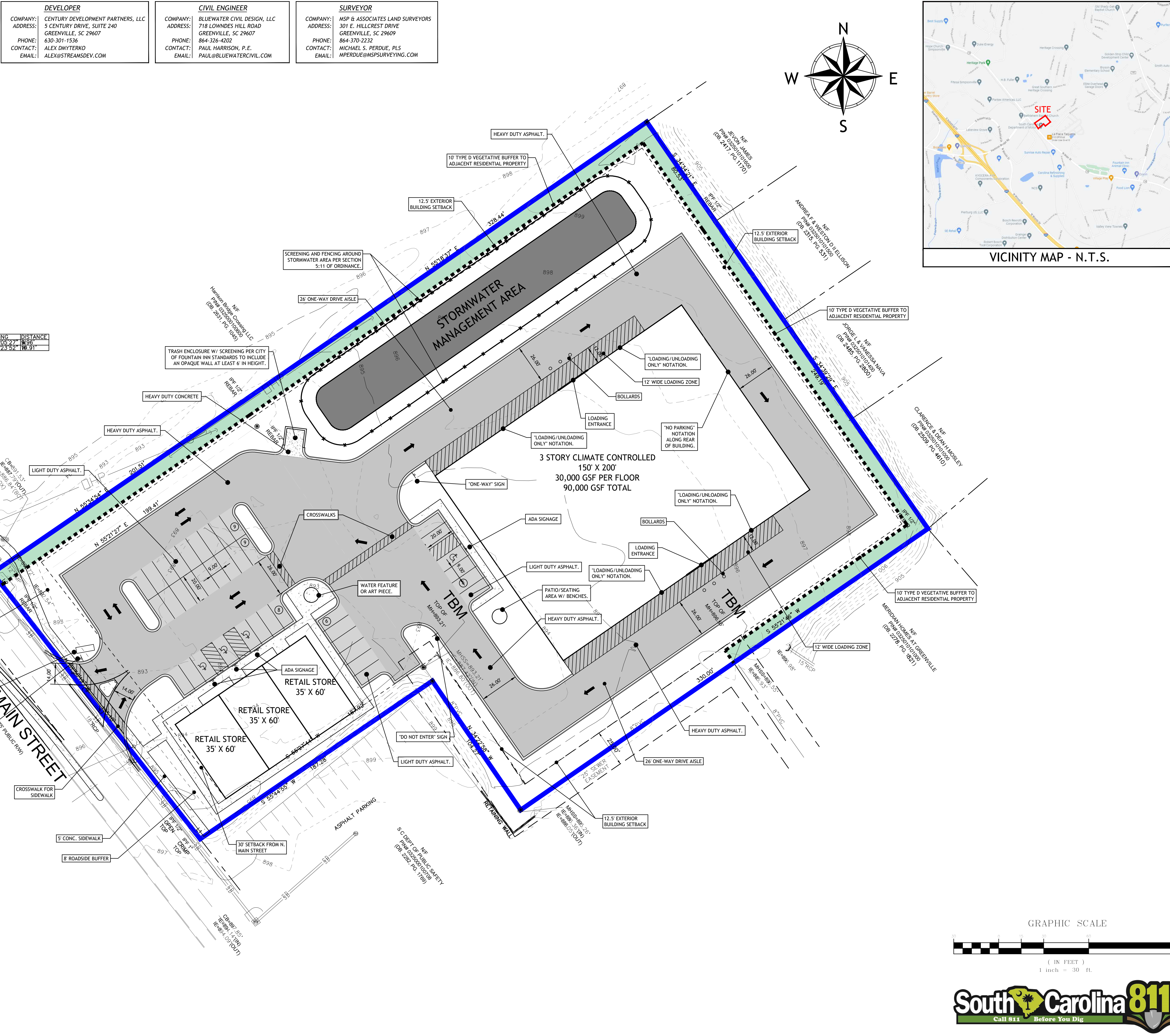
PARKING TABLE	
LEASEABLE AREA:	65,686 SQ. FT.
(3) 2,100 SQ. FT. RETAIL, COMMERCIAL OR OFFICE @ 5 SPACES PER 1,000 SQ. FT.	= 32 SPACES
(1) STORAGE FACILITY @ 1 SPACE PER 2 EMPLOYEES 3 EMPLOYEES PER SHIFT	= 2 SPACES
TOTAL SPACES REQUIRED:	34
TOTAL SPACES PROVIDED:	38 (4 ADA COMPLIANT)

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:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	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:	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, llc
bluewatercivil.com • info@bluewatercivil.com
718 Lowmedes Hill Road • Greenville, SC 29607

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
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PRELIMINARY
DEVELOPMENT PLAN

PDP-1
Page 30 of 48

Appendix E

Landscaping Plan (LS-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:

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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

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

4" DIA.

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.

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
Storage & Commercial Retail

N Main St

City of Fountain Inn, SC

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

South Carolina 811

Call 811 Before You Dig

VICINITY MAP - N.T.S.

SITE

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 PE# 24224

North Carolina PE# 038371

bluewater

civil design

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718 Lowmedes Hill Road • Greenville, SC 29607

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Certificates of Authorization:

SC C04212 - GA PEF005865

NC P0868 - AL CA4065E

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

02/08/2024

PAUL J. HARRISON, P.E.

SOUTH CAROLINA

PROFESSIONAL ENGINEER

No. 24224

02/08/2024

PAUL J. HARRISON, P.E.

PLAN

REVISION

ISSUE DATE

ISSUE COMMENT

A

02/08/2024

Issued for Review

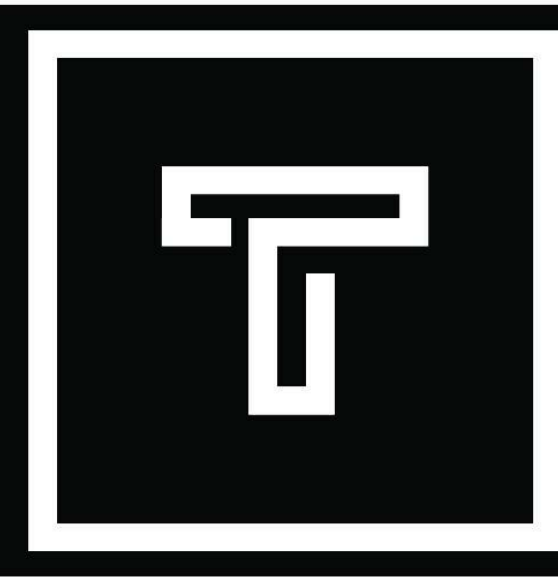
LANDSCAPE PLAN

LS-1

Page 32 of 48

Appendix F

Building Elevations and Example Sign Package for Retail Stores



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kernersville, nc 27285
336.413.0601
www.tatearchitecture.com

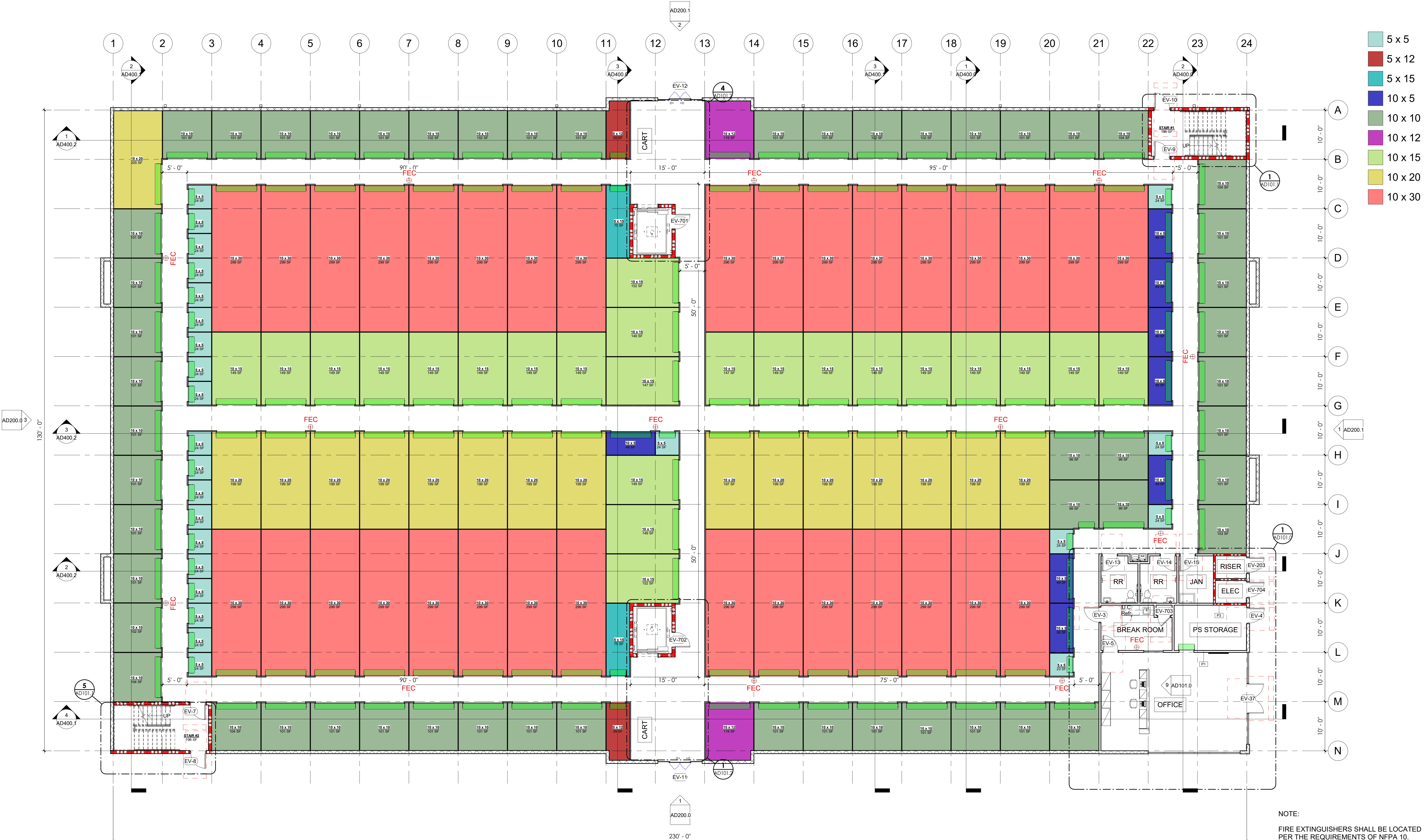


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6520 Cobb Center Drive - Kennesaw, GA
New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023-31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

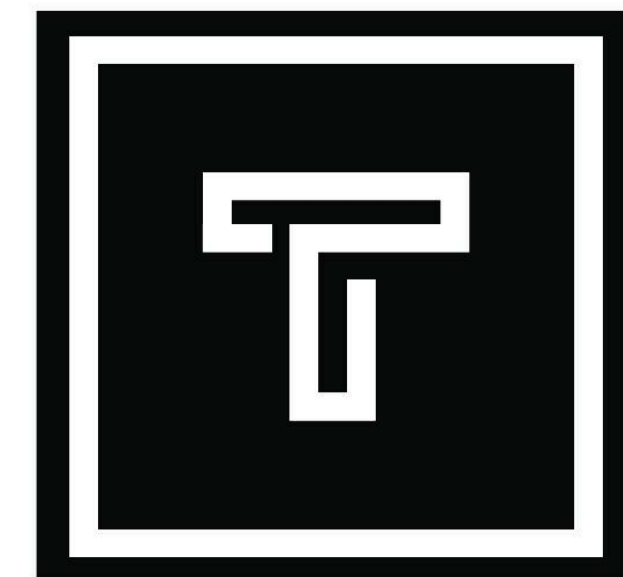
Architectural-
First Floor Plan

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%

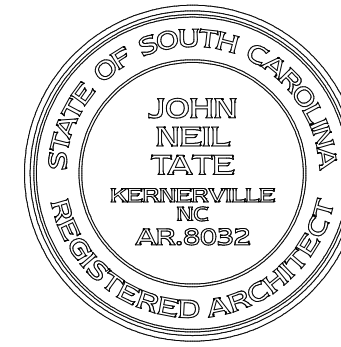
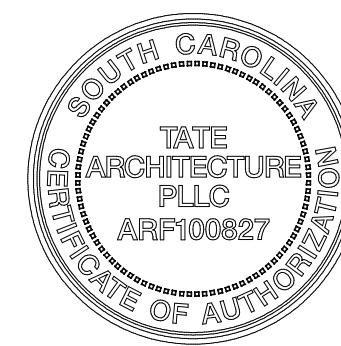


NOTE:
FIRE EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF 2A 10 BC AND MOUNTED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE. (2018 NFPA 10.6.1)

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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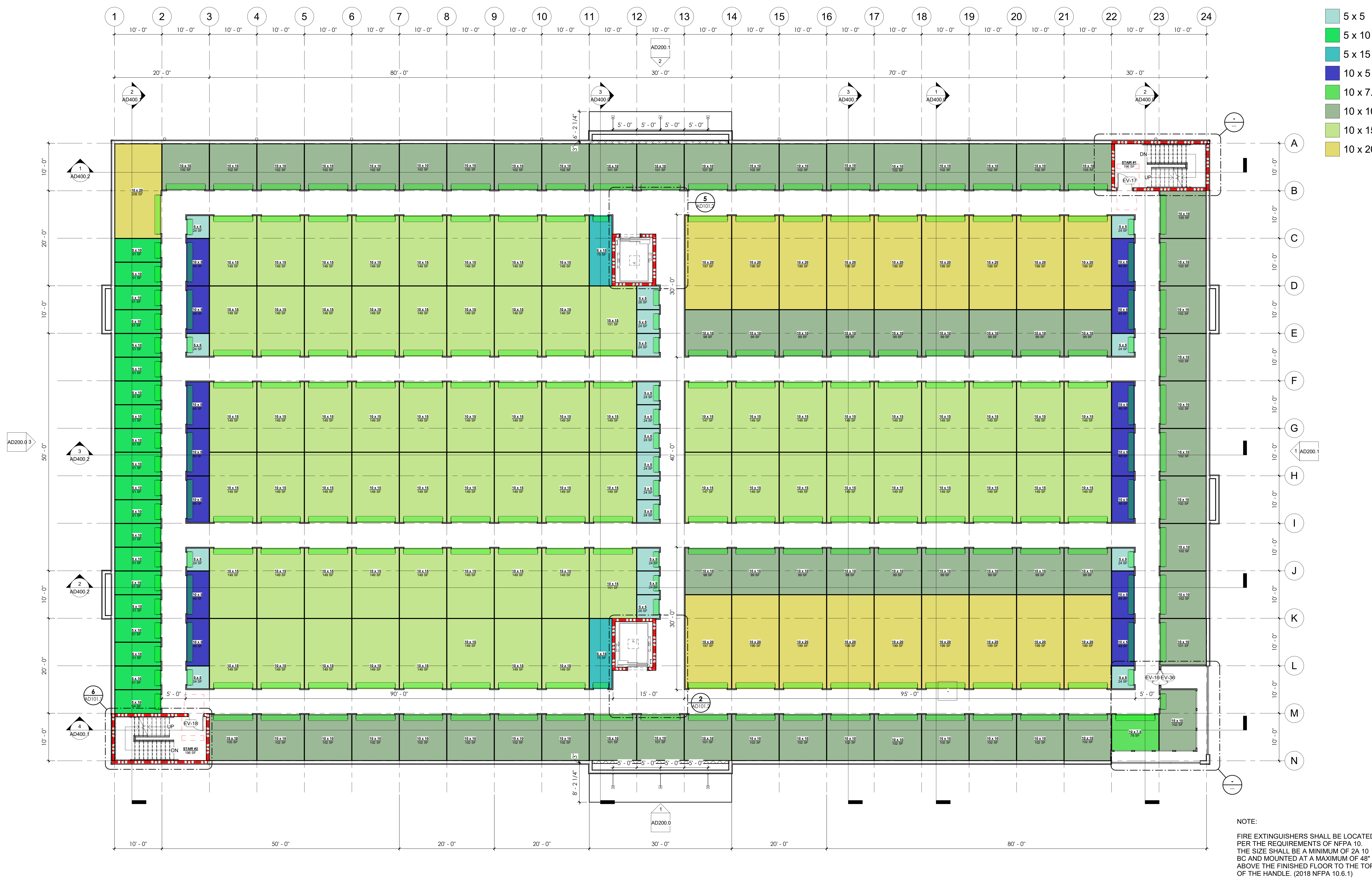


owner review / construction
not for permit

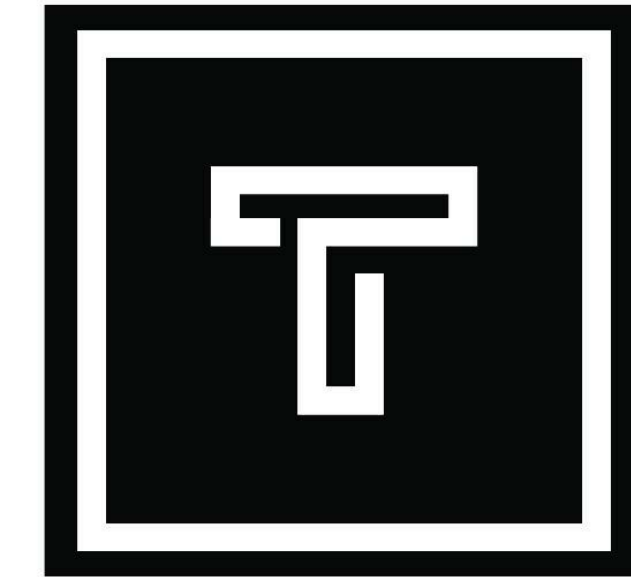
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North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023-31
Issue Date:
12-20-2023 - Owner Review
Set
Revisions:

Architectural-
Second Floor Plan



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%



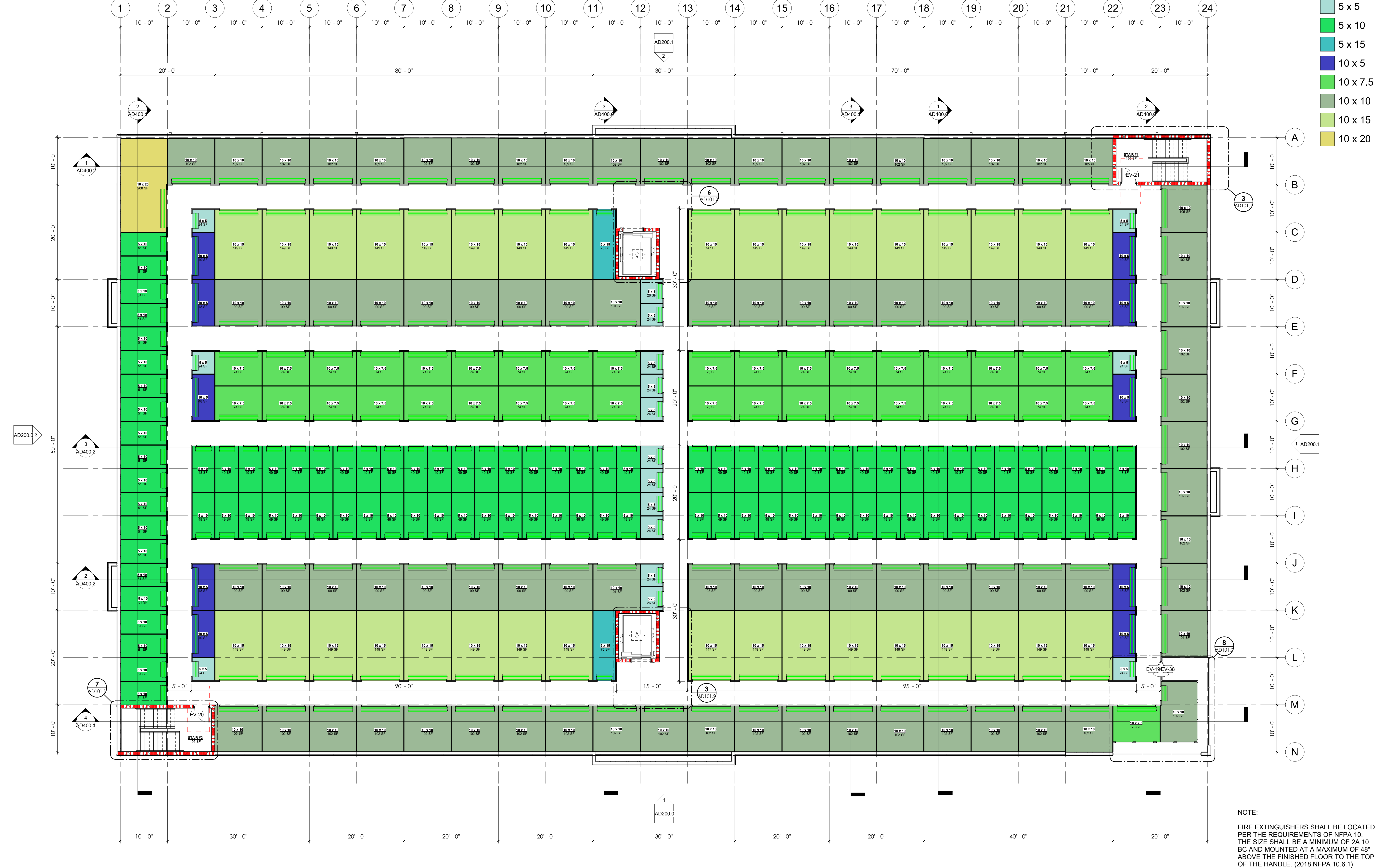
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www.tatearchitecture.com

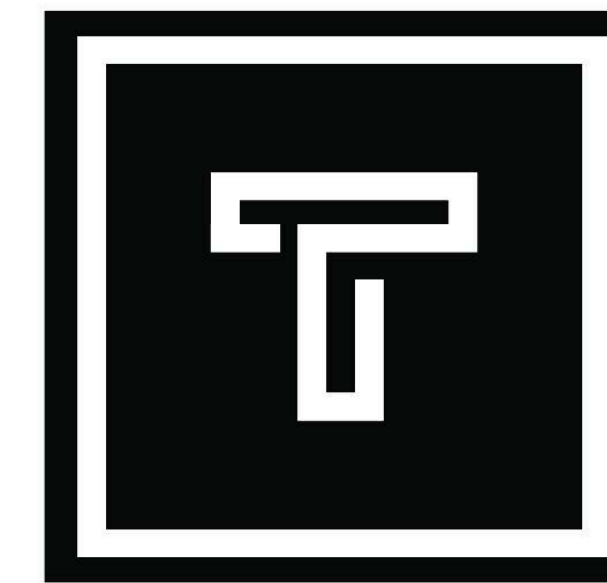


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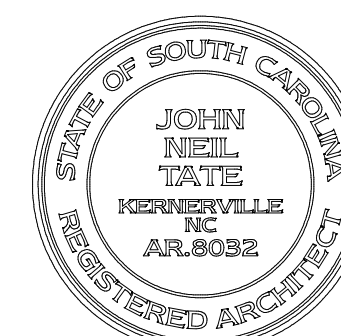
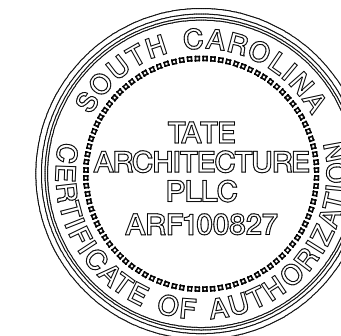
Commission:
MSSI Design LLC
6520 Cobb Center Drive - Kennesaw, GA
New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023.31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

Architectural-
Third Floor Plan





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owner review
not for permit / construction

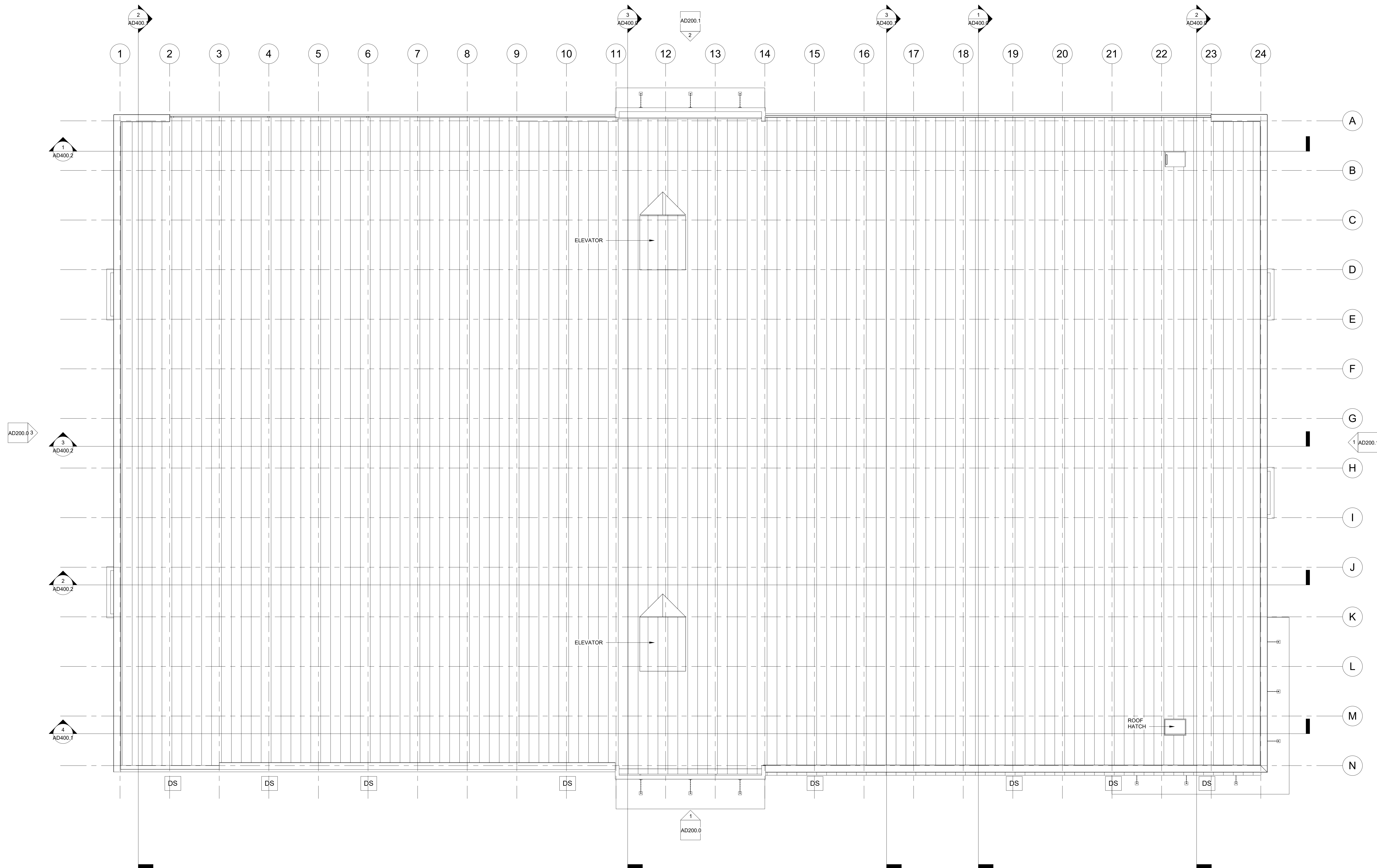
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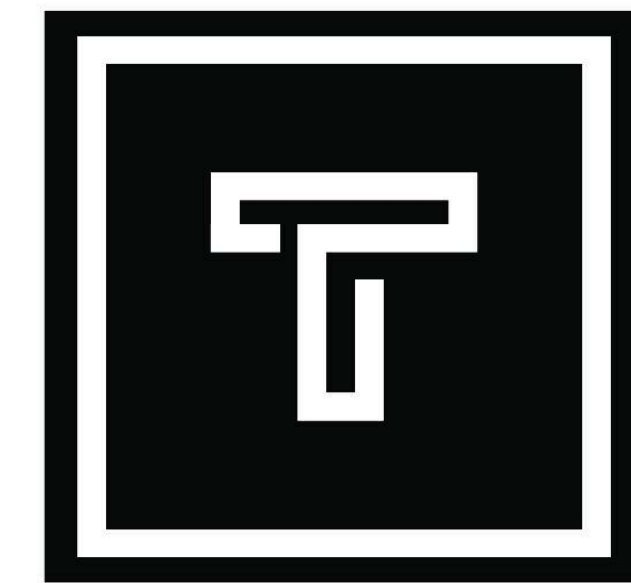
Commission:
MSSI Design LLC
6520 Cobb Center Drive - Kennesaw, GA

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

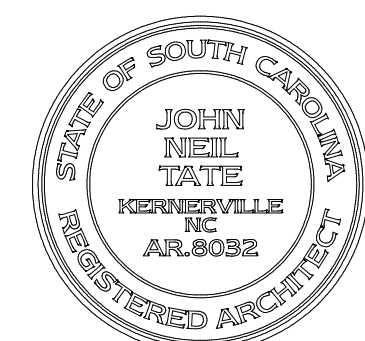
Commission Number:
2023-31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

Architectural-
Roof Plan





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owner review / construction
not for permit

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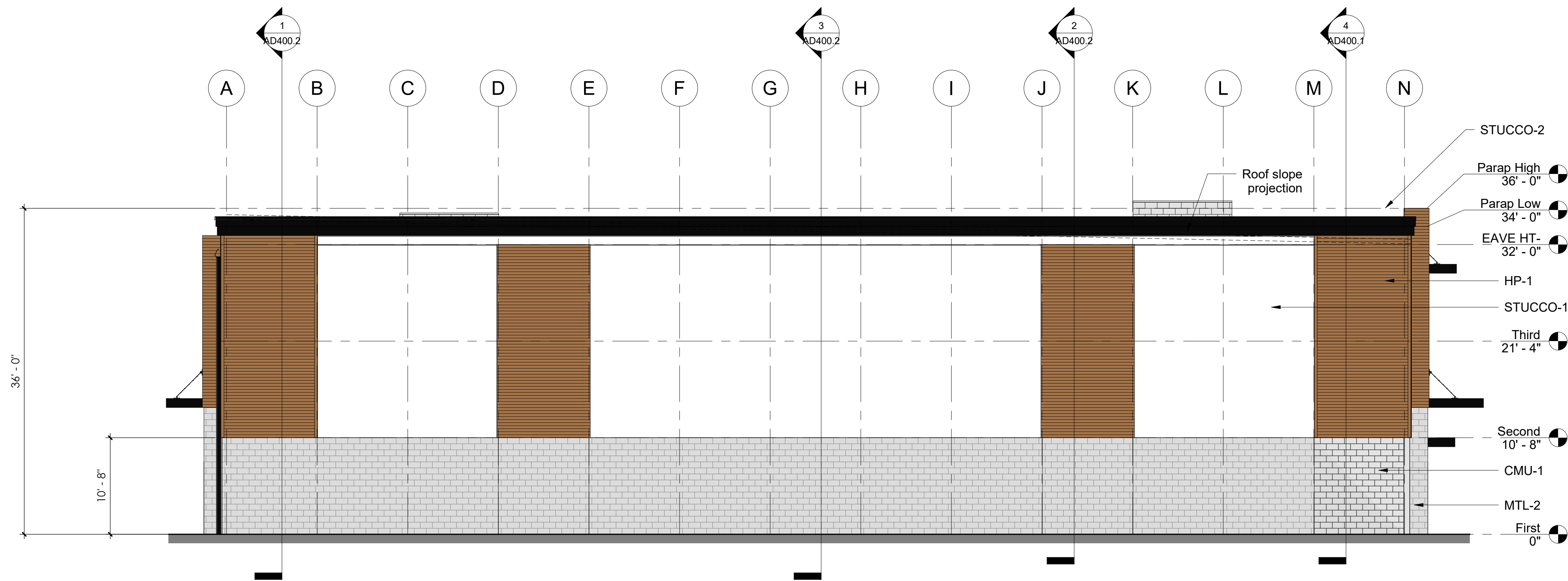
Commission:
MSSI Design, LLC
6530 Cobb Center Drive - Kennesaw, GA

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:

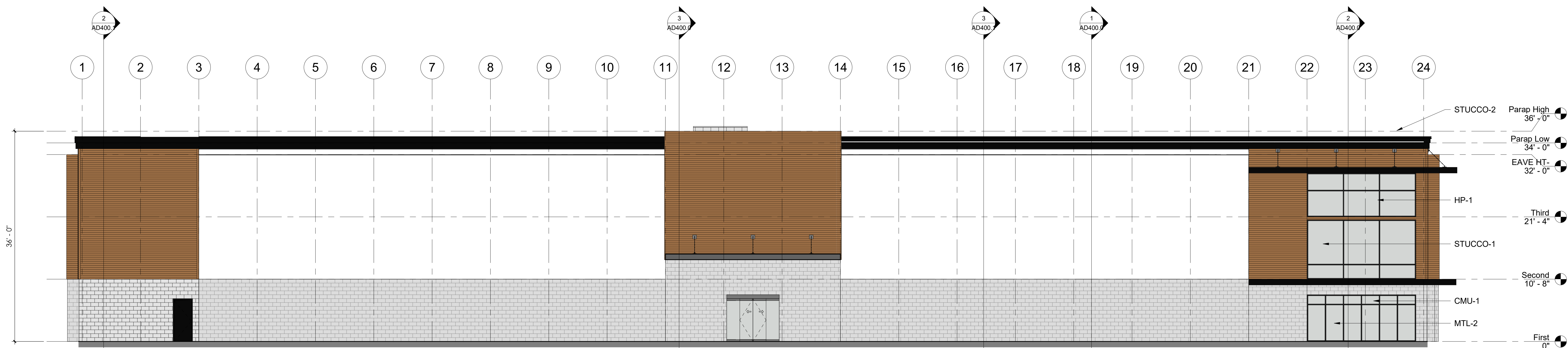
Architectural-
Exterior Elevations

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



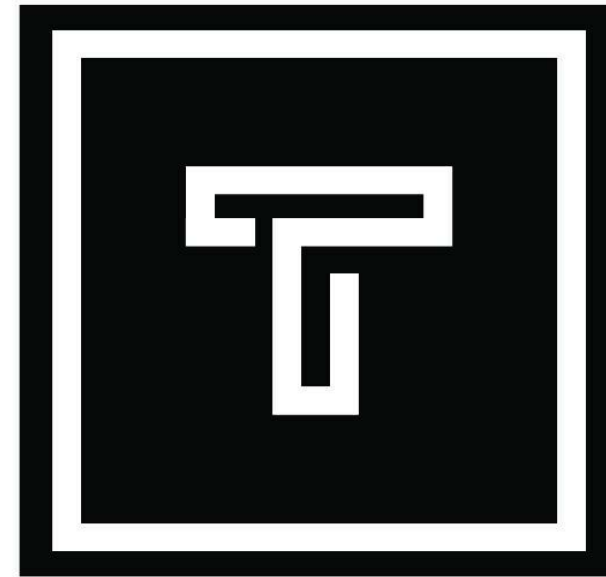
AD200.0.3 - NORTH ELEVATION

1/8" = 1'-0"

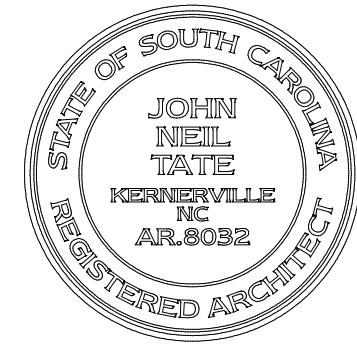
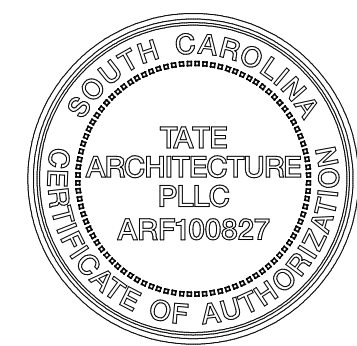


AD200.0.1 - WEST ELEVATION

1/8" = 1'-0"



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



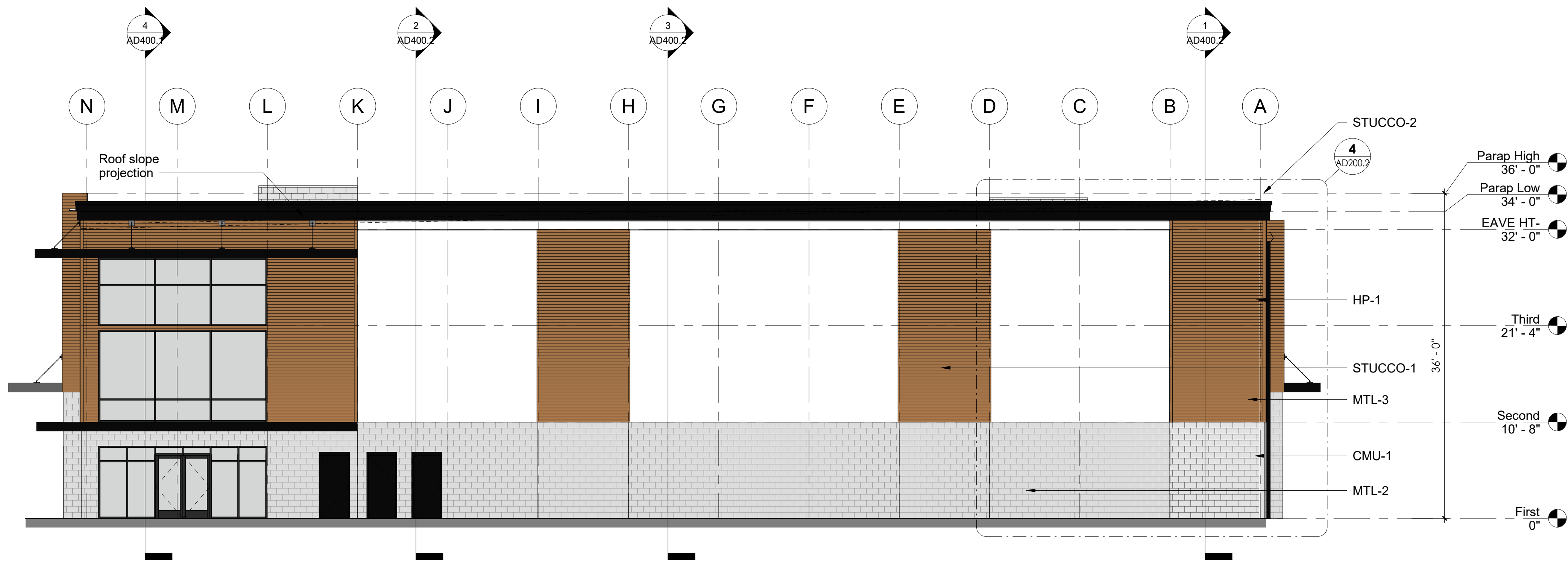
owner review
not for permit / construction

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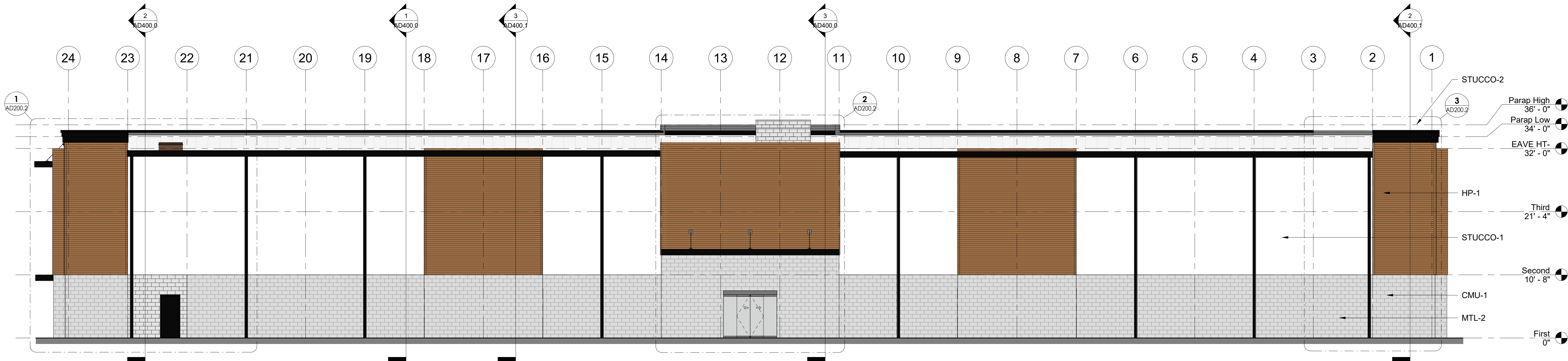
Commission:
MSSI Design LLC
6530 Cobb Center Drive - Kennesaw, GA
New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
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Issue Date:
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Architectural-
Exterior Elevations

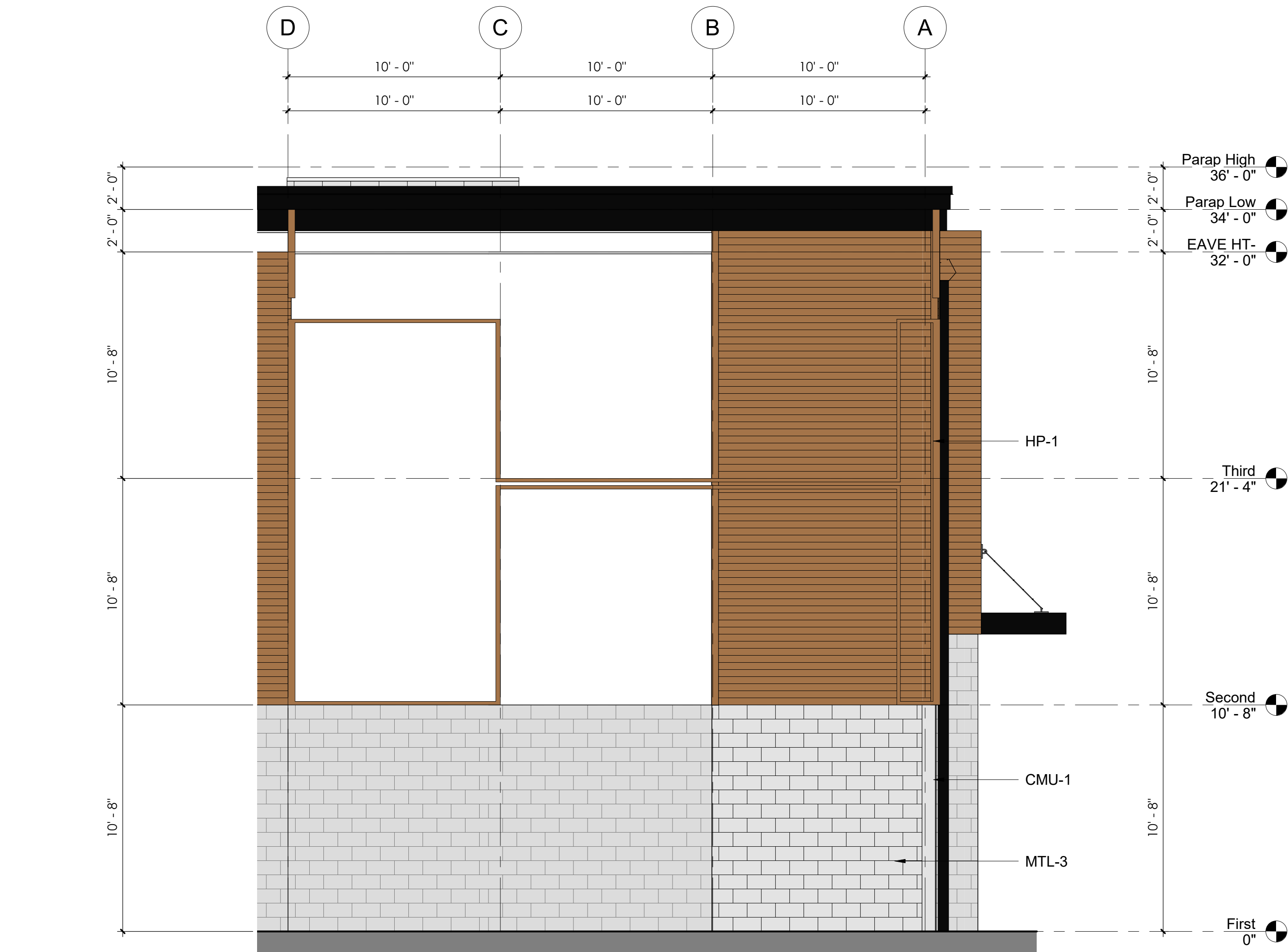
MATERIALS LEGEND			
	CMU-1 ARCHITECTURAL MASONRY MFR: JOHNSON CONCRETE COLOR: LOXON XP-FLAT - COLOR MATCH LIGHT GRAY FINISH: SPLITFACE		MTL-1 OVERHEAD INTERIOR DISPLAY DOORS MFR: JANUS INTERNATIONAL COLOR: ORANGE
	STUCCO-1 SYNTHETIC STUCCO FIELD COLOR MFR: DRYVIT COLOR: 523 Gray Mist RGB 223 222 209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



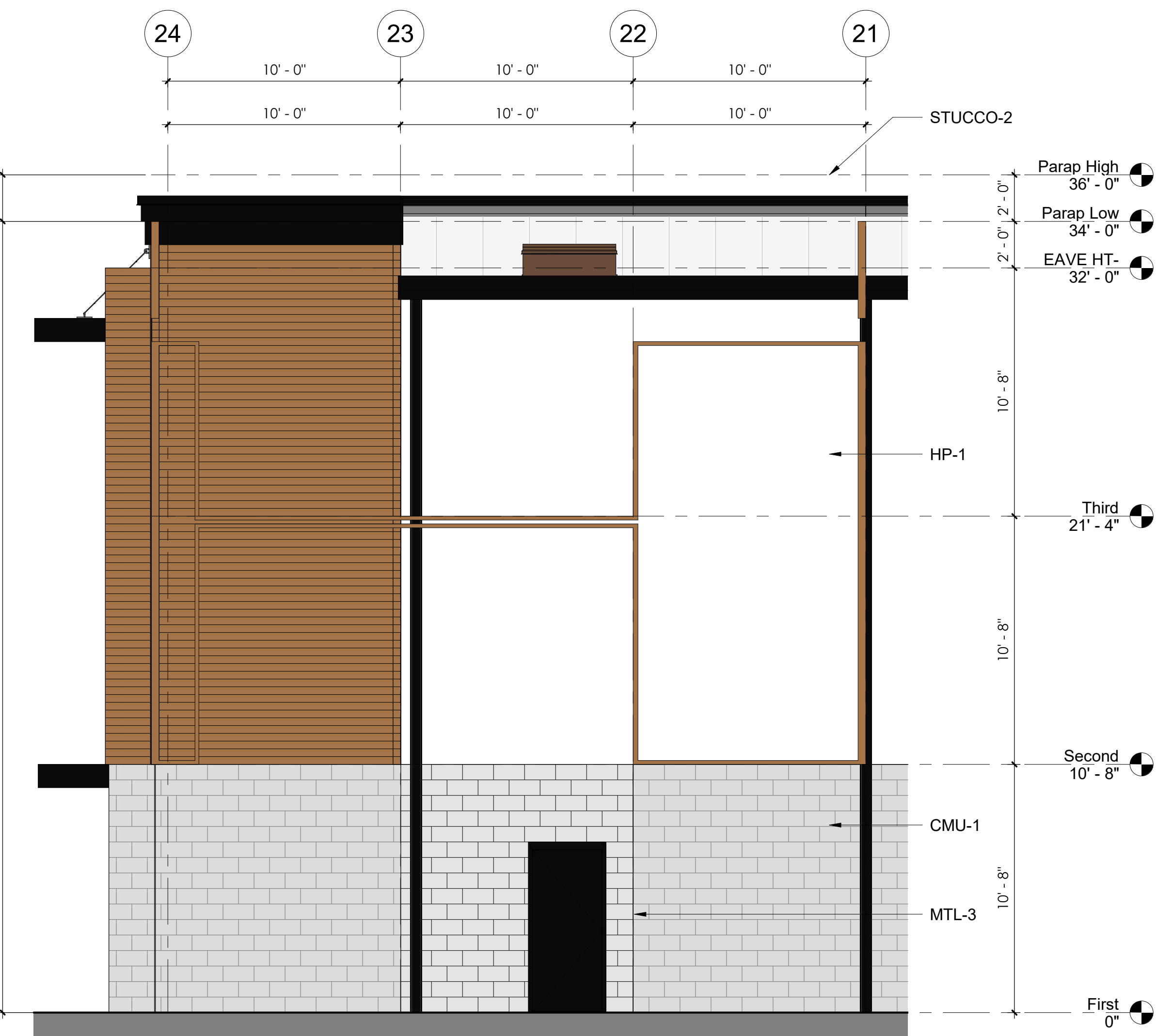
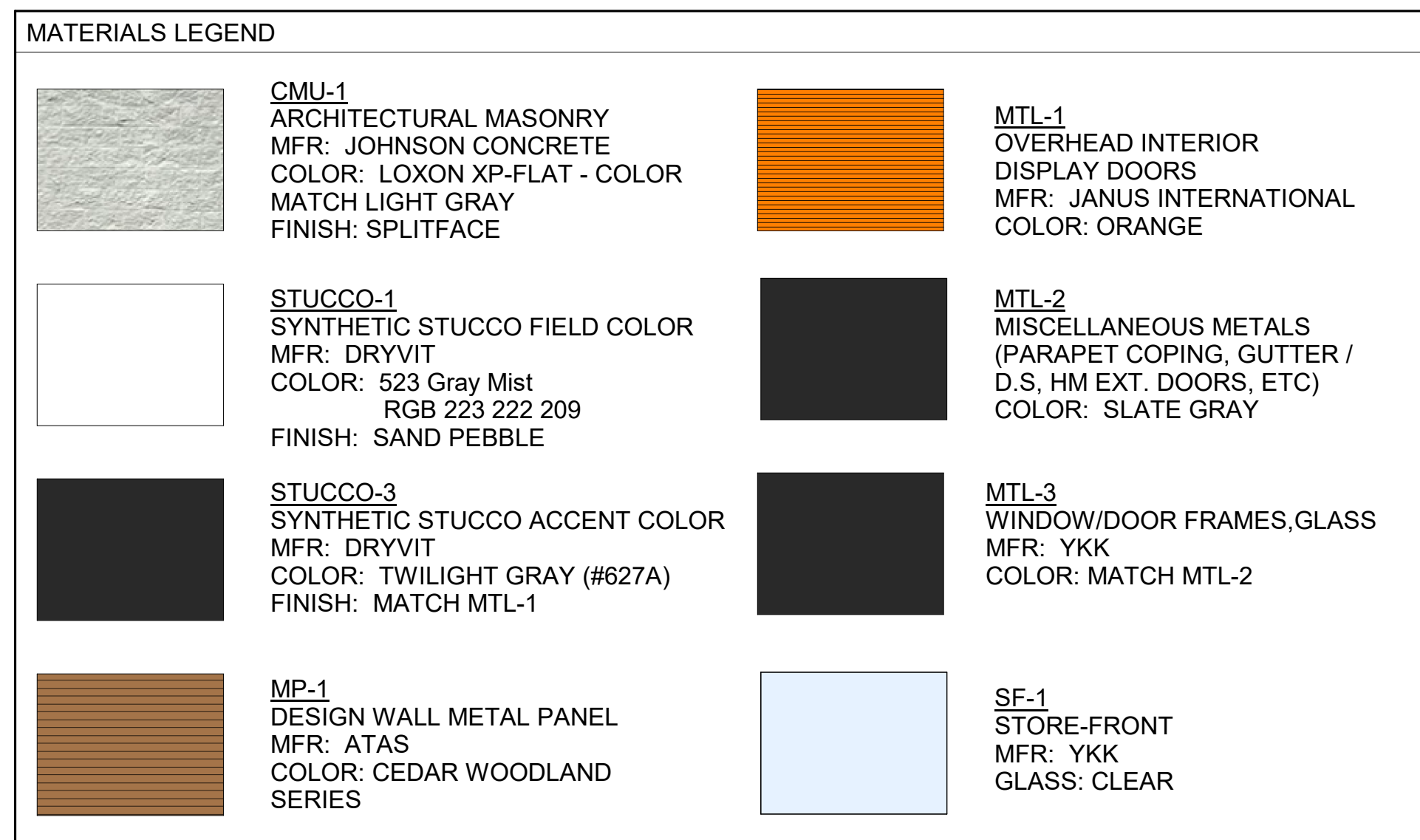
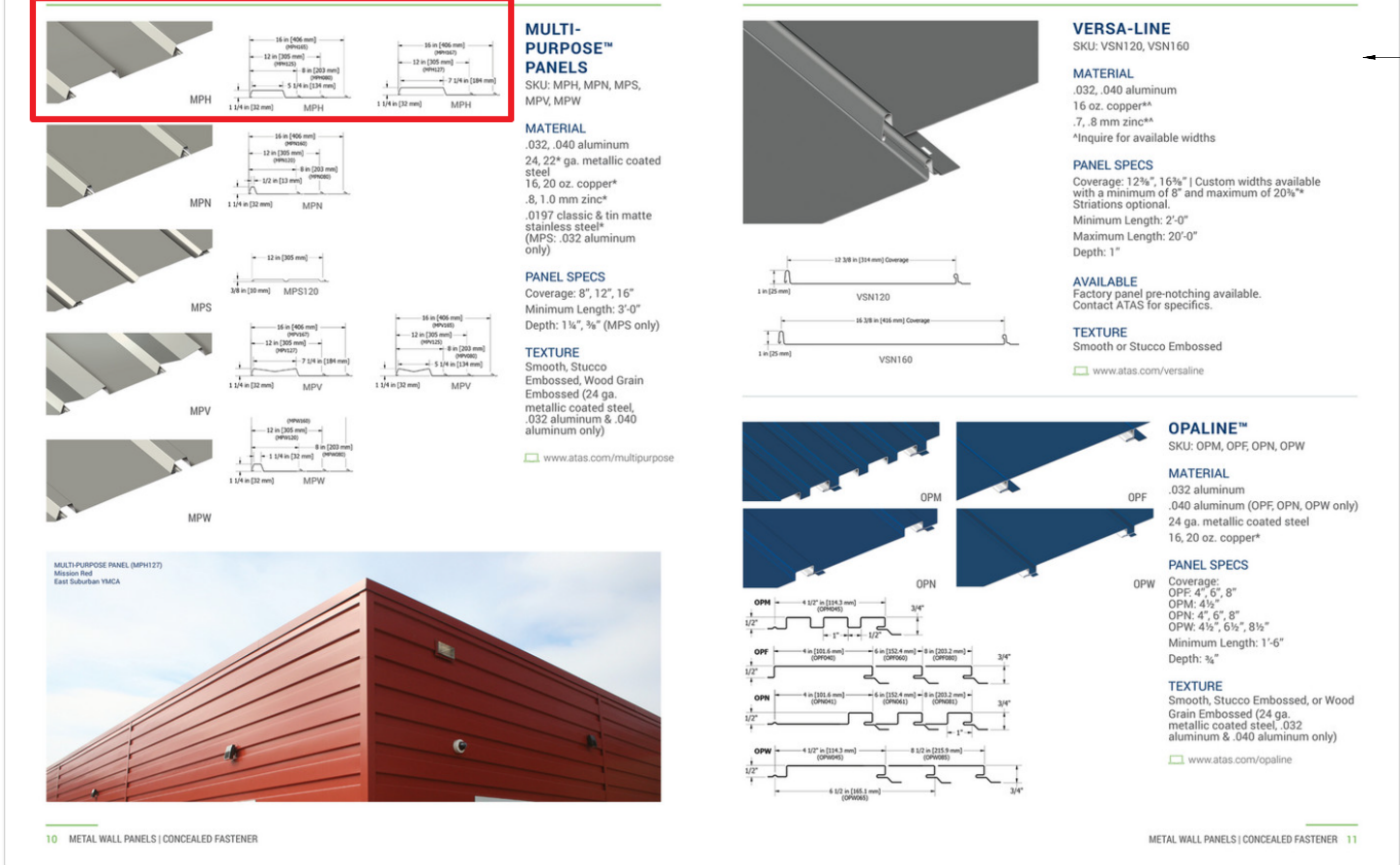
AD200.1.1 - SOUTH ELEVATION(FACING S BUNCOMBE RD)
1/8" = 1'-0"



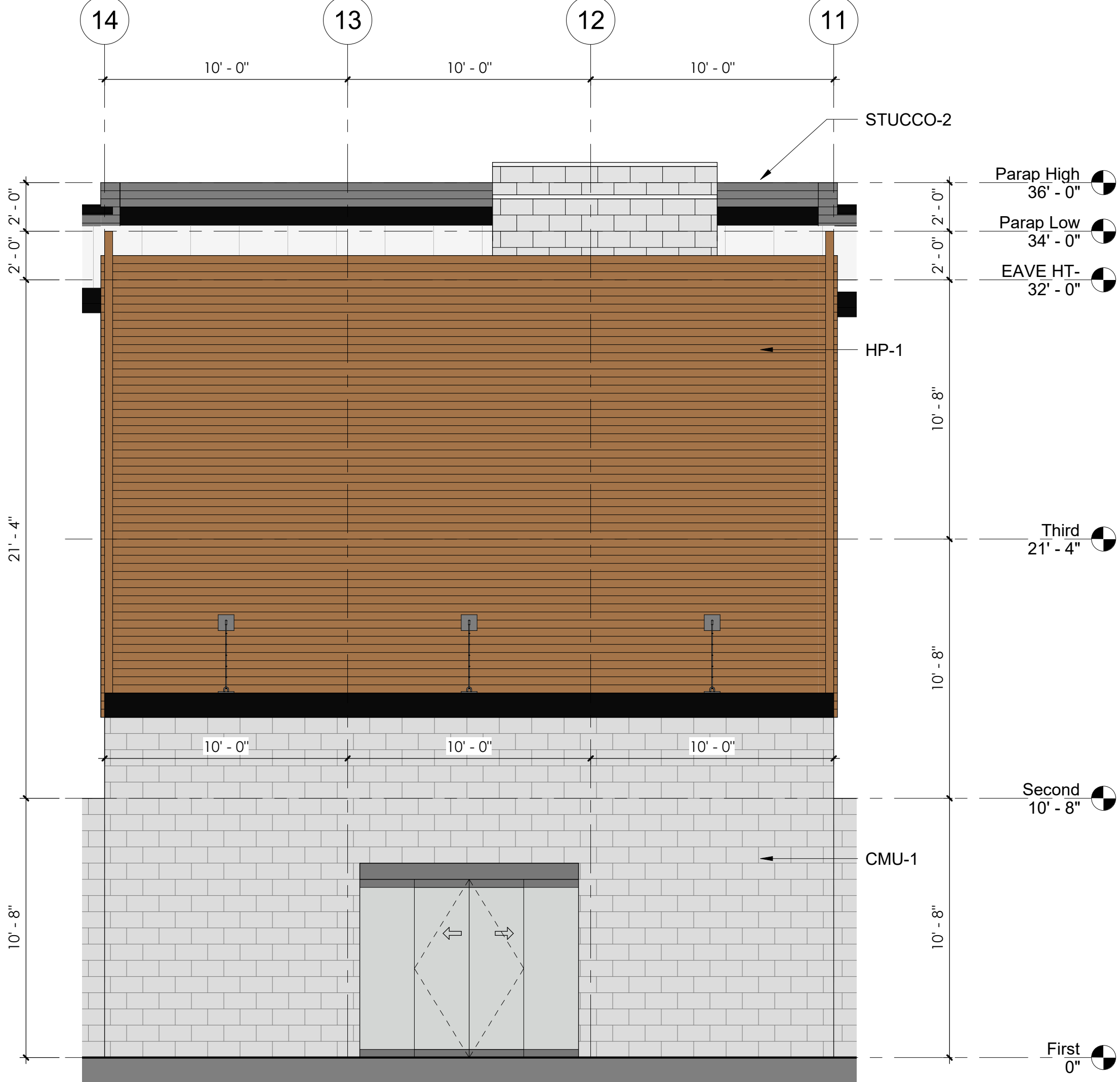
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1/8" = 1'-0"



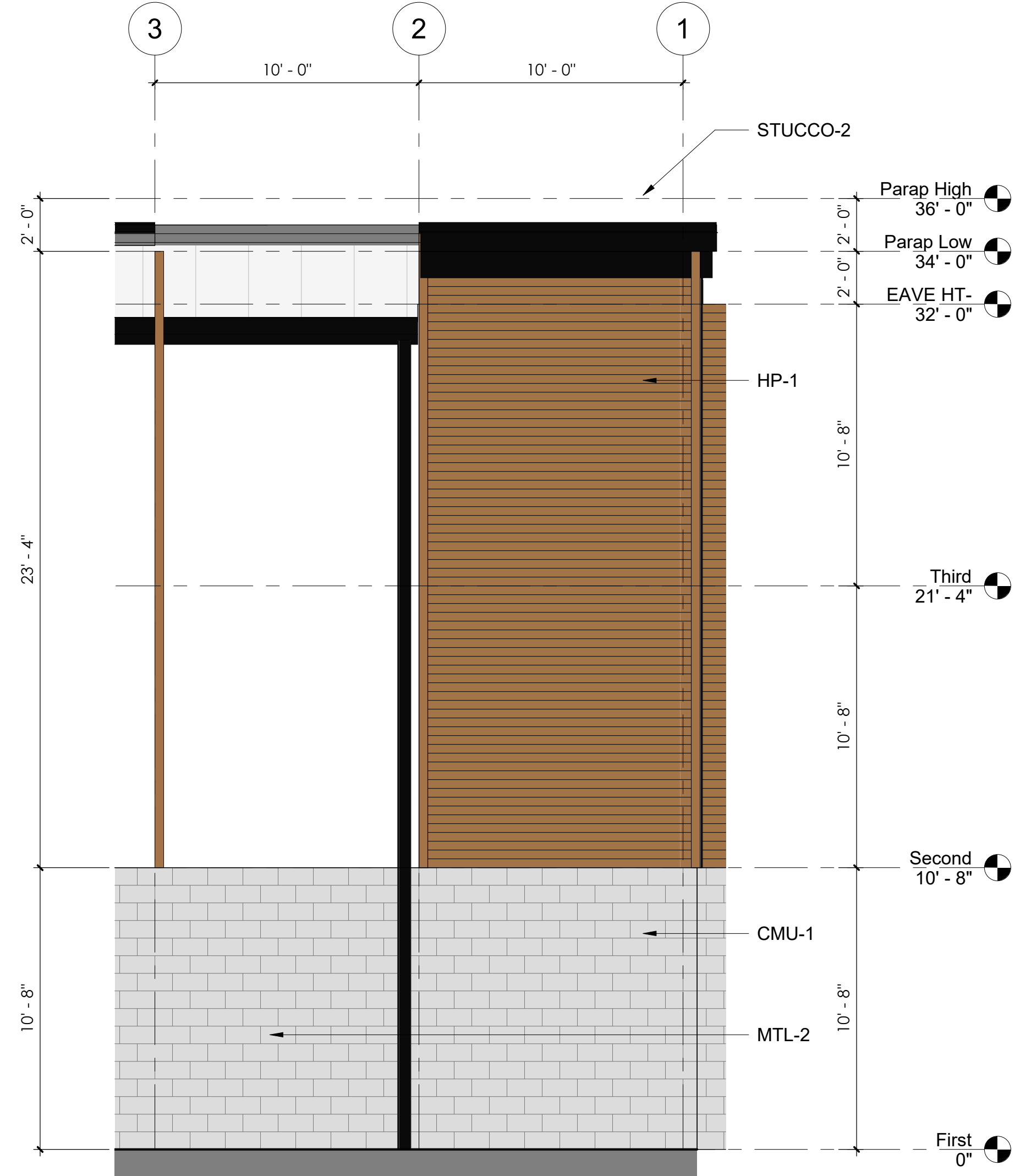
AD200.2.4 - SOUTH ELEVATION(FACING S BUNCOMBE RD) - Callout 1
1/4" = 1'-0"



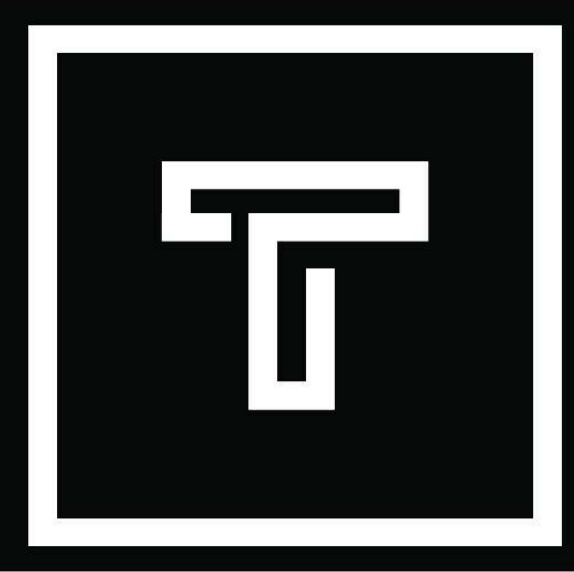
AD200.2.1 - EAST ELEVATION - Callout 1
1/4" = 1'-0"



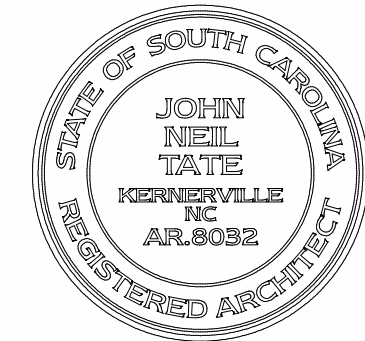
AD200.2.2 - EAST ELEVATION - Callout 2
1/4" = 1'-0"



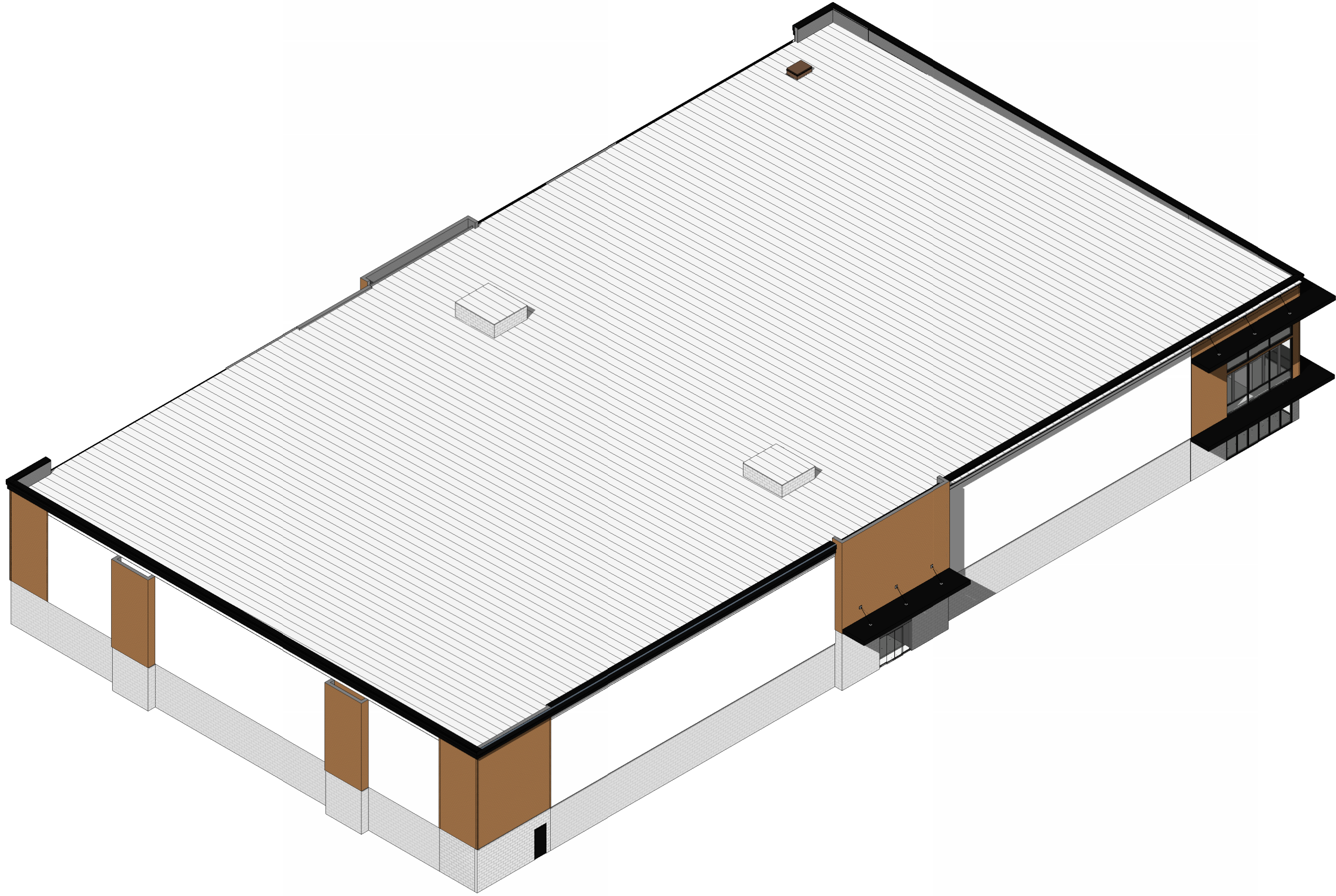
AD200.2.3 - EAST ELEVATION - Callout 3
1/4" = 1'-0"



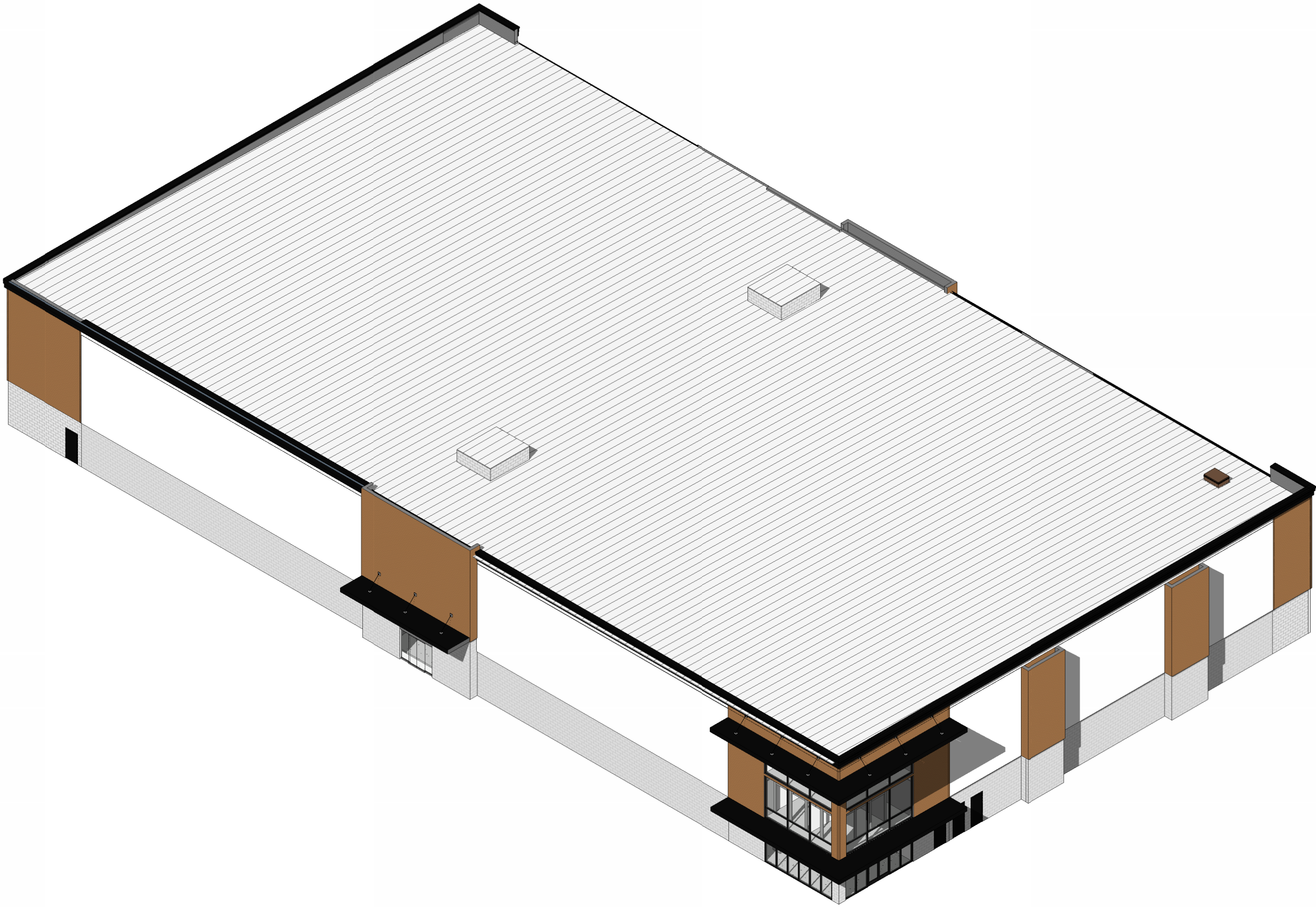
tate architecture pllc
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336.413.0601
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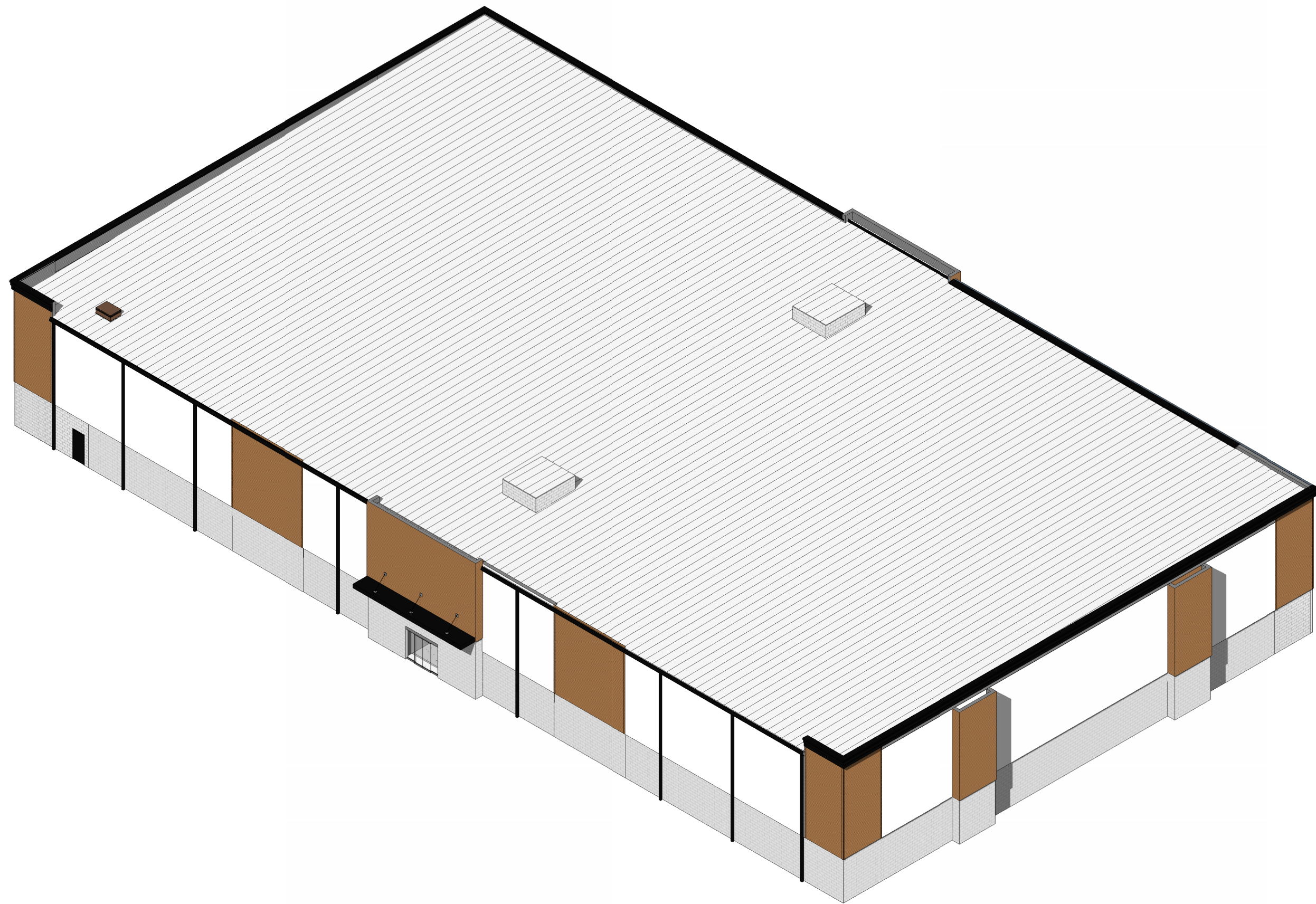
owner review
not for permit / construction



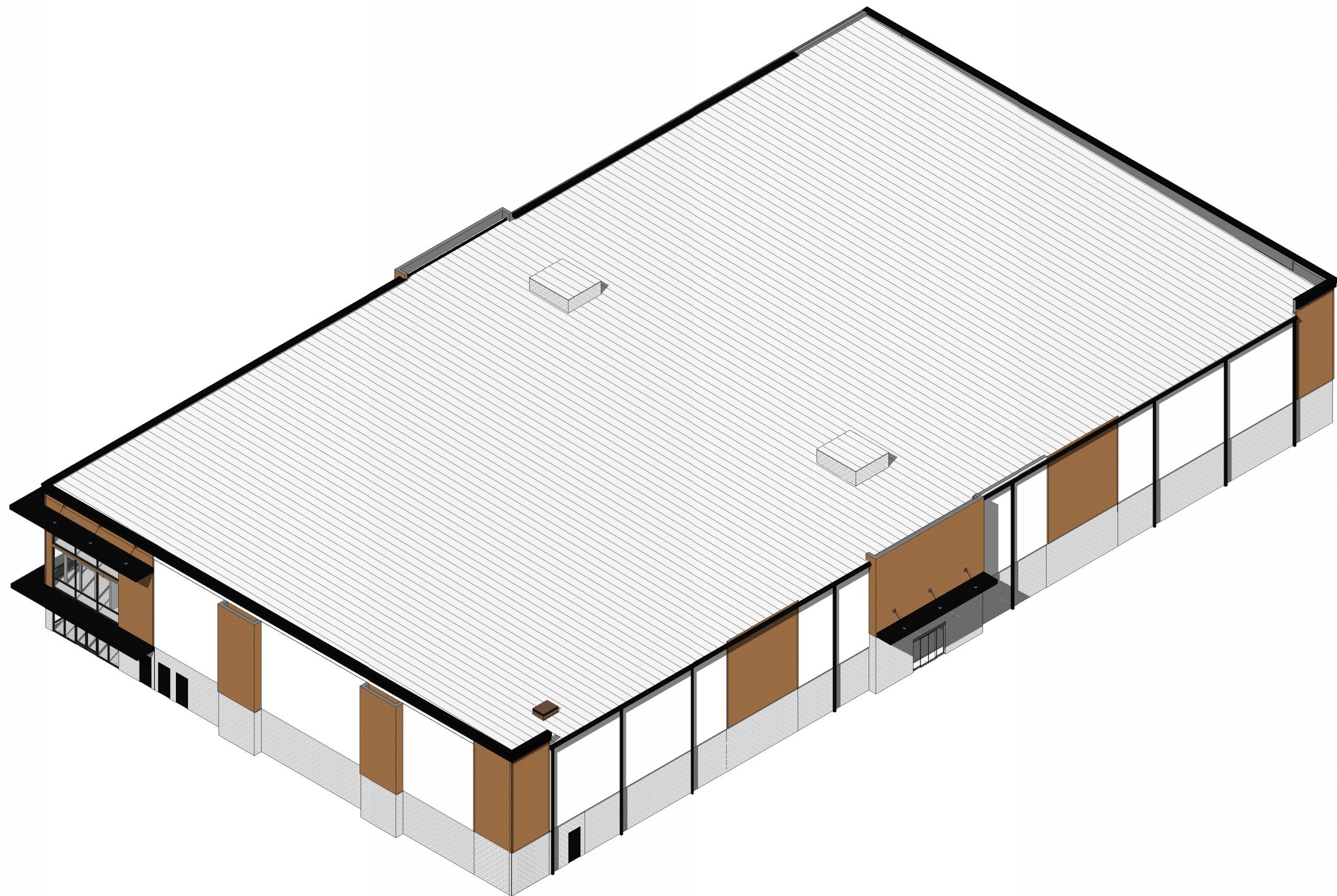
AD201.0.3 - Axon View



AD201.0.2 - Axon View



AD201.0.1 - Axon View

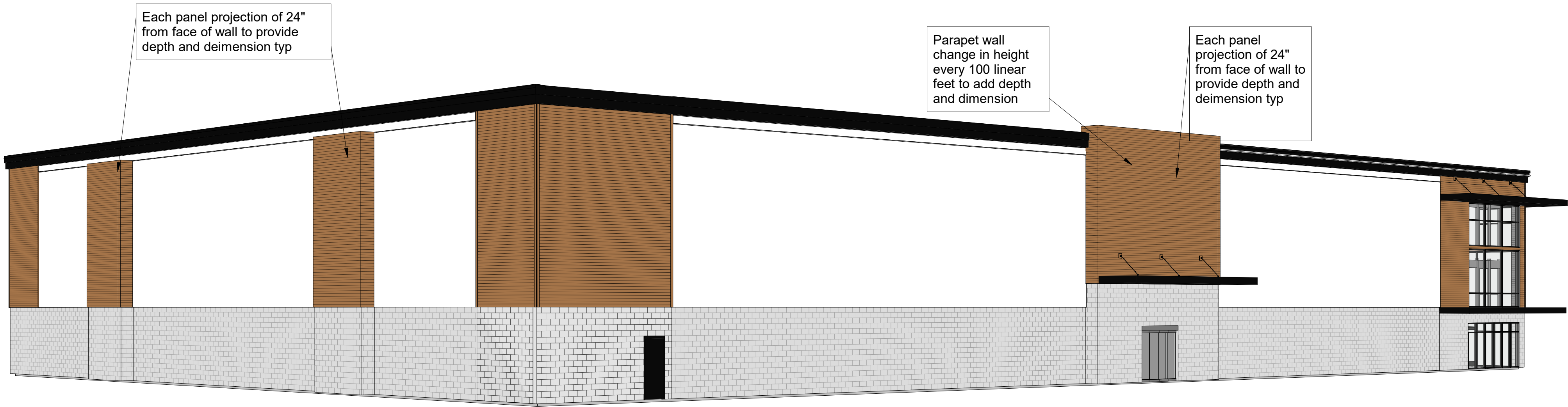


AD201.0.0 - Axon View

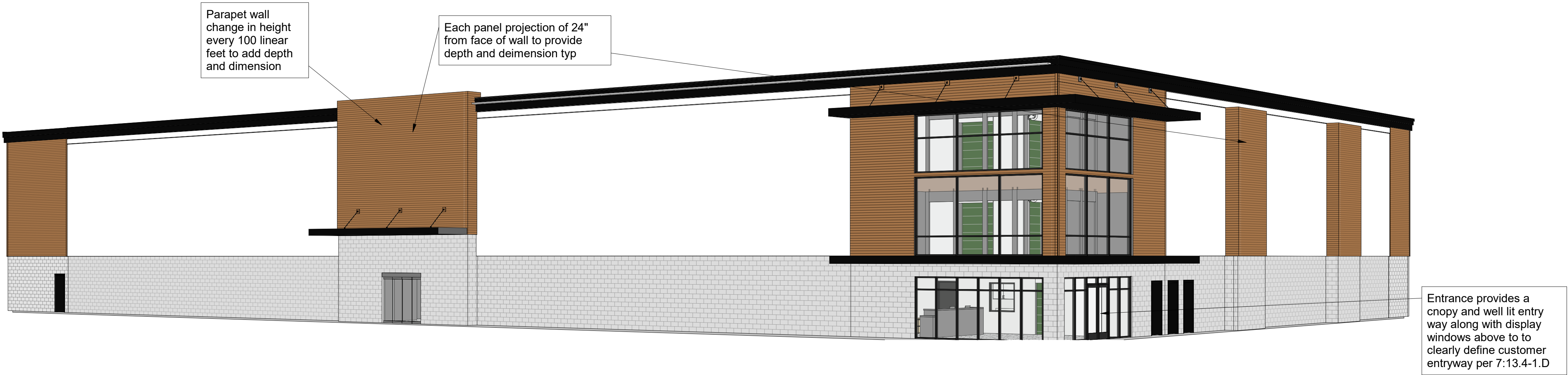
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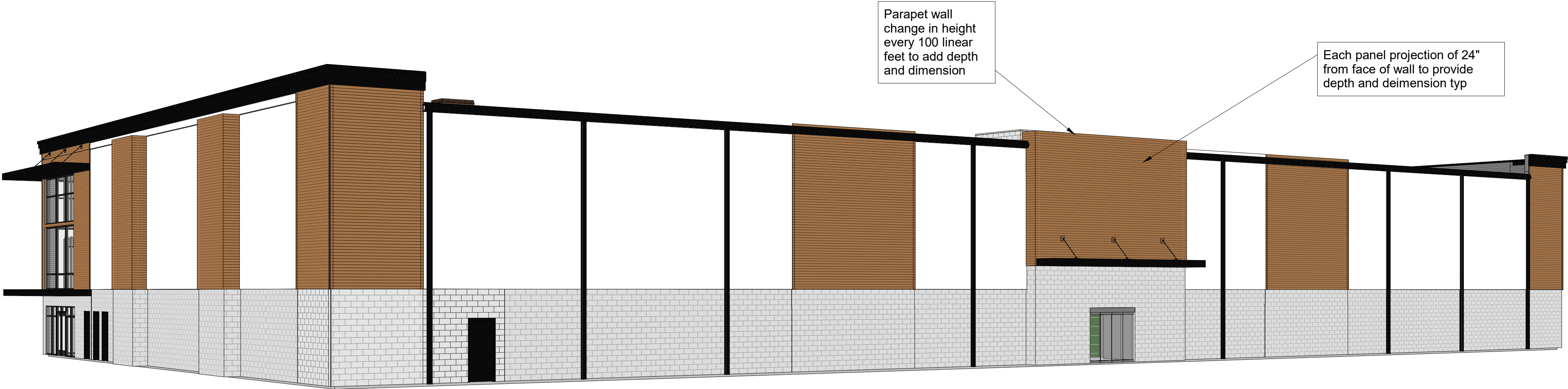
Architectural-
Axon Views



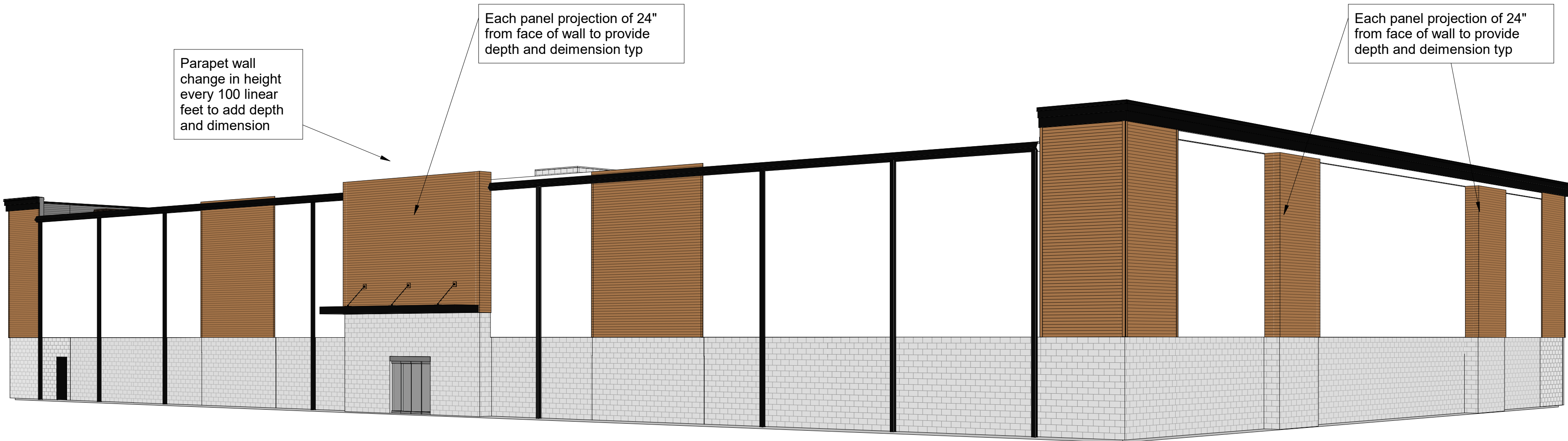
AD202.0.3 - FRONT LEFT



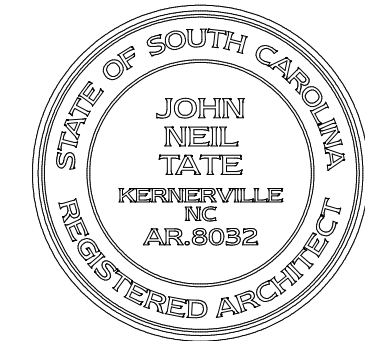
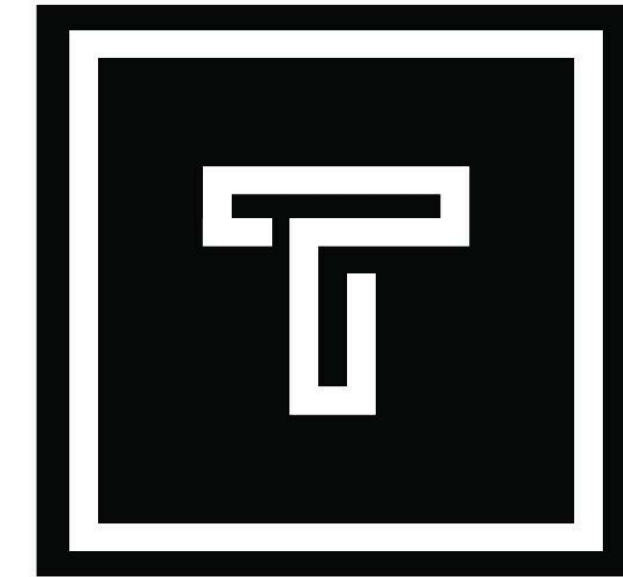
AD202.0.2 - FRONT RIGHT



AD202.0.1 - REAR LEFT



AD202.0.0 - REAR RIGHT



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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:

SIGN PACKAGE CRITERIA

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

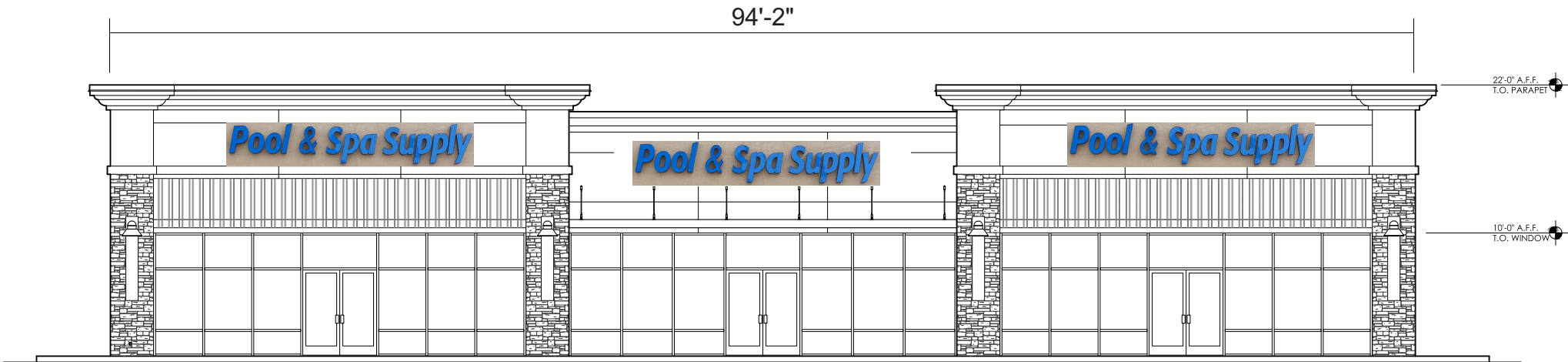
Designer:

Glenn Miller

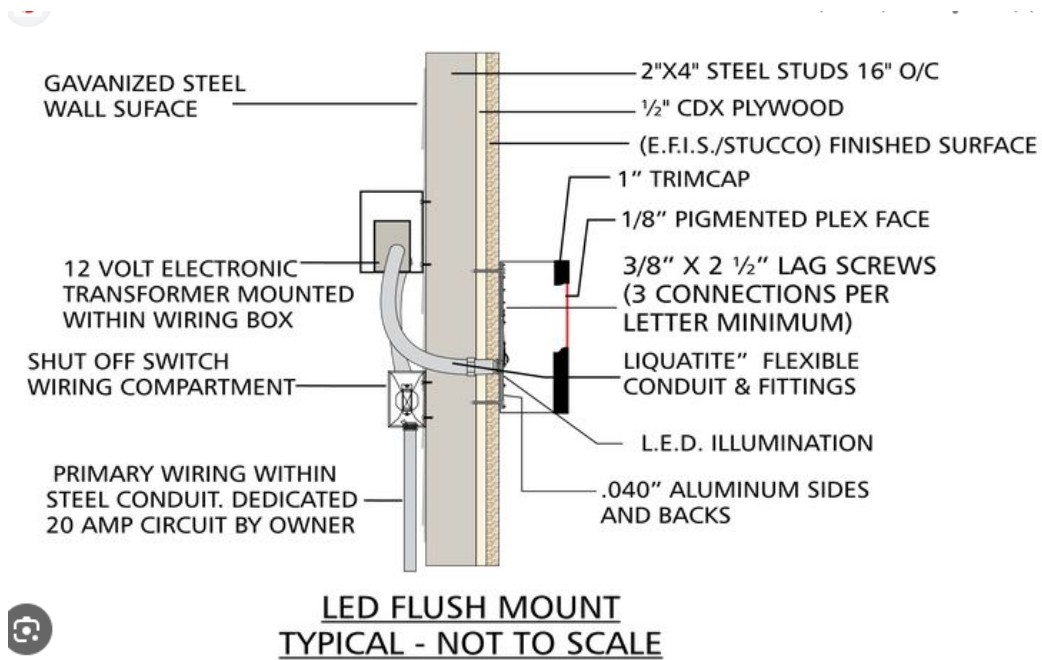
Date:

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.	
UL Underwriters Laboratories Inc. Page 45 of 48 DRY DAMP WET	

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

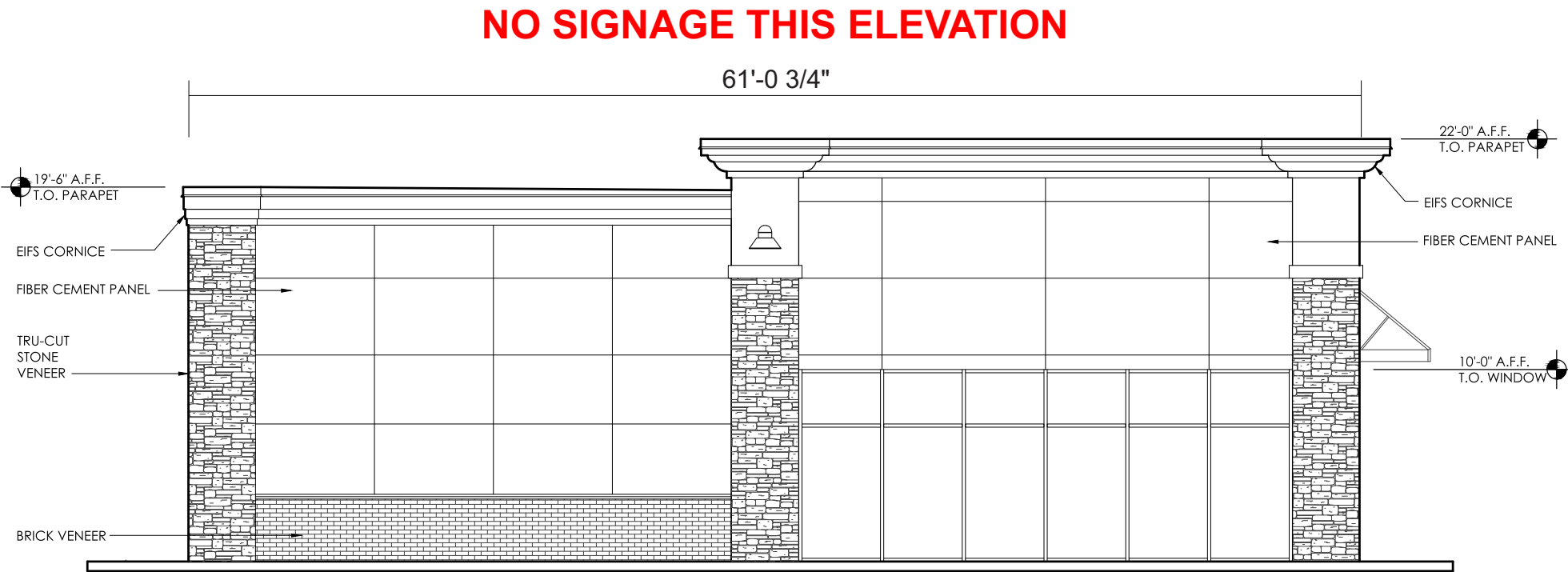
FILE

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:

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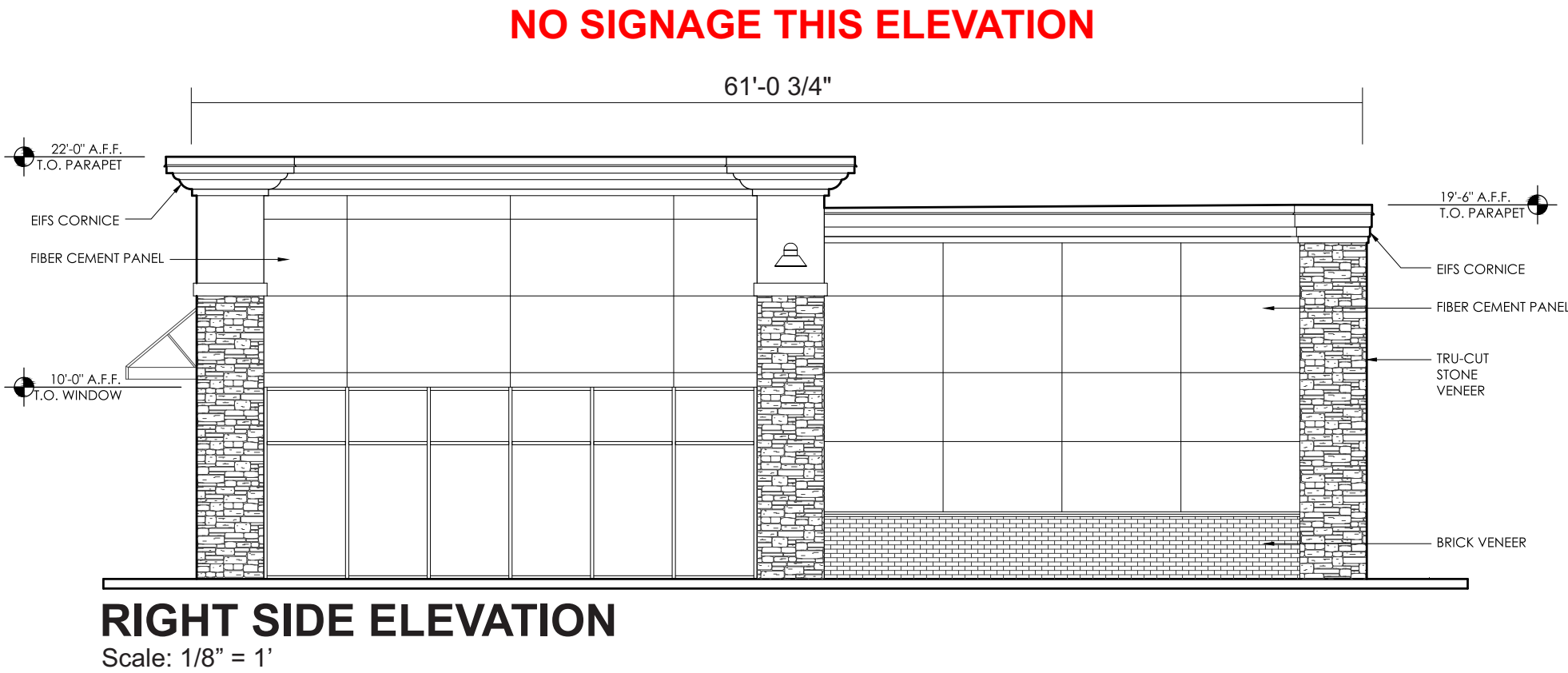
UL

Underwriters Laboratories Inc.

Page 47 of 48

DRY
DAMP
WET

X



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

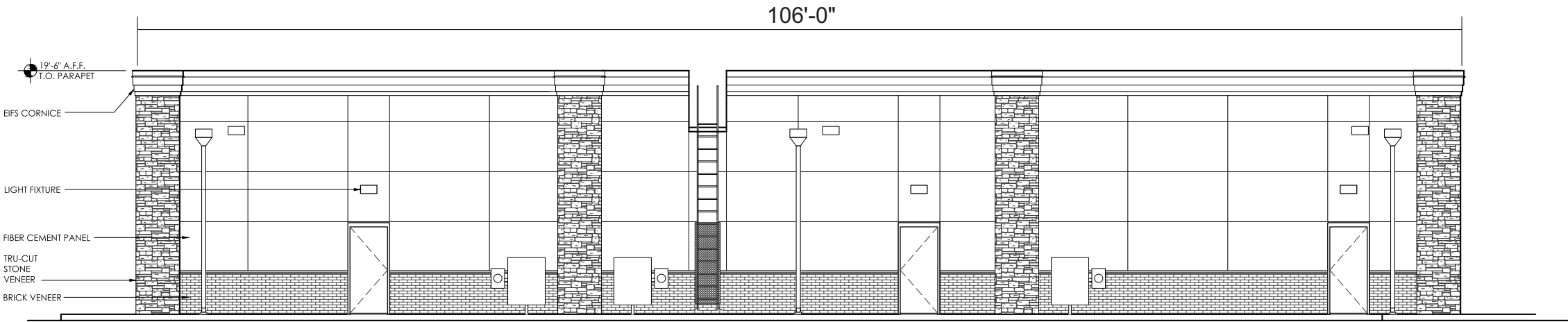
DESIGN SPECIFICATIONS ACCEPTED BY:

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

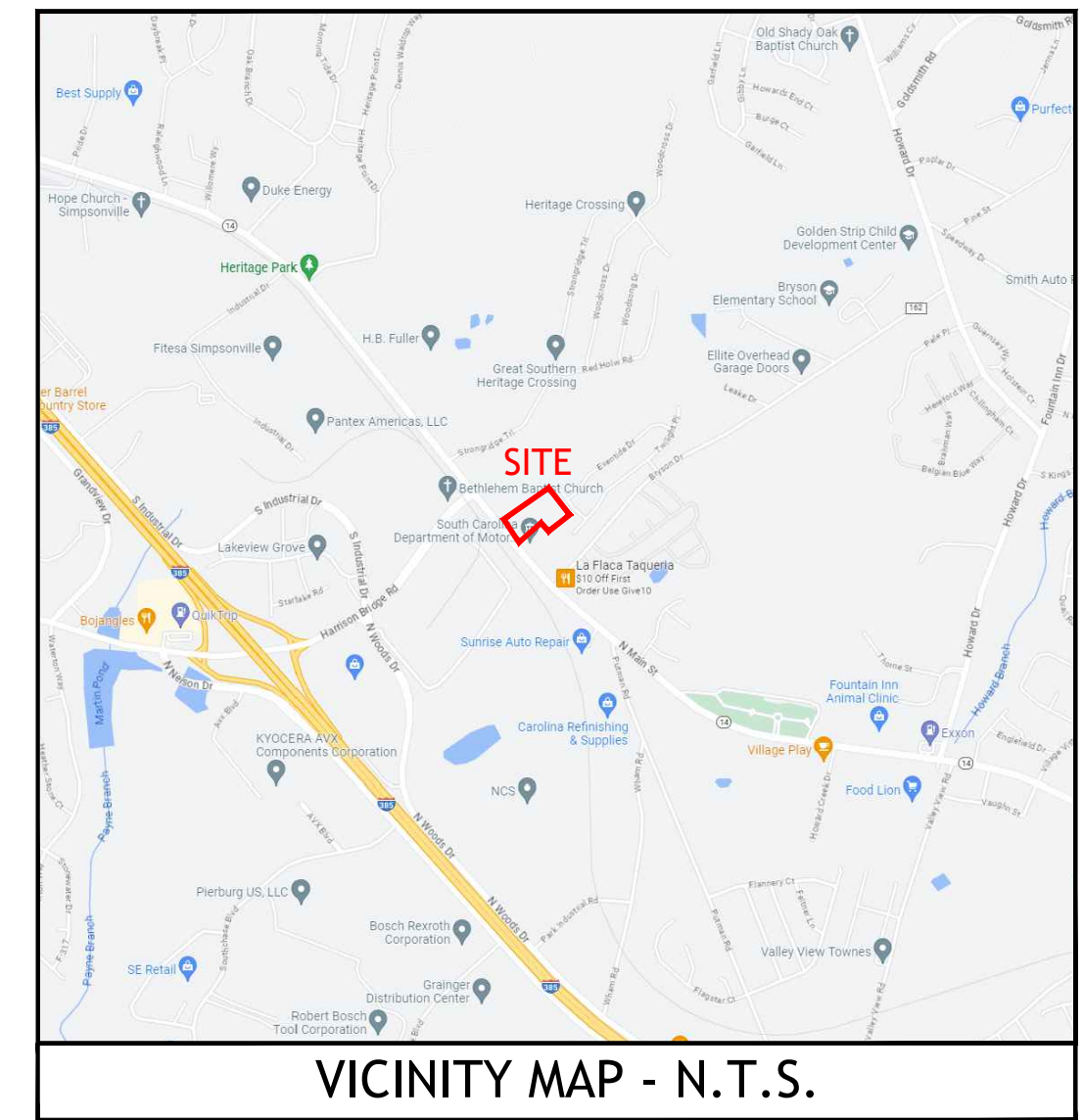
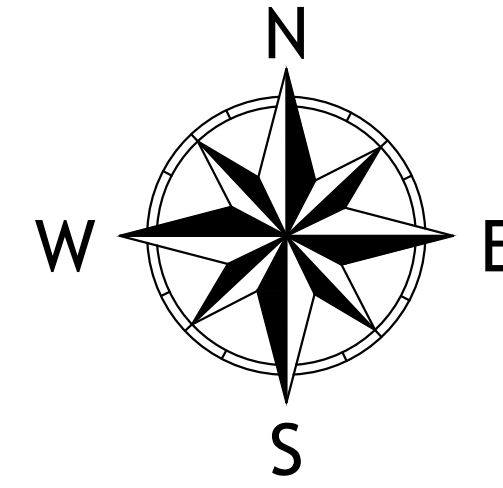
COMPANY:	CENTURY DEVELOPMENT PARTNERS, LLC
ADDRESS:	5 CENTURY DRIVE, SUITE 240 GREENVILLE, SC 29607
PHONE:	630-301-1536
CONTACT:	ALEX DMYTERKO
EMAIL:	ALEX@STREAMSDEV.COM

CIVIL ENGINEER

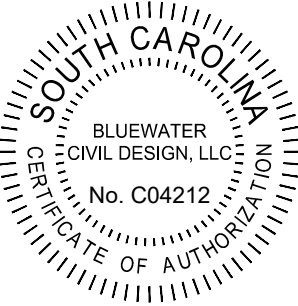
COMPANY: BLUEWATER CIVIL DESIGN, LLC
ADDRESS: 718 LOWNDES HILL ROAD
GREENVILLE, SC 29607
PHONE: 864-326-4202
CONTACT: PAUL HARRISON, P.E.
EMAIL: PAUL@BLUEWATERCIVIL.COM

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



Job Name: STOWE Storage POP-1, dw
 Job 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 PE#005865
 NC C08688 - AL CA4065E



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

[illegible]

NATURAL
RESOURCES
INVENTORY

NRI-1



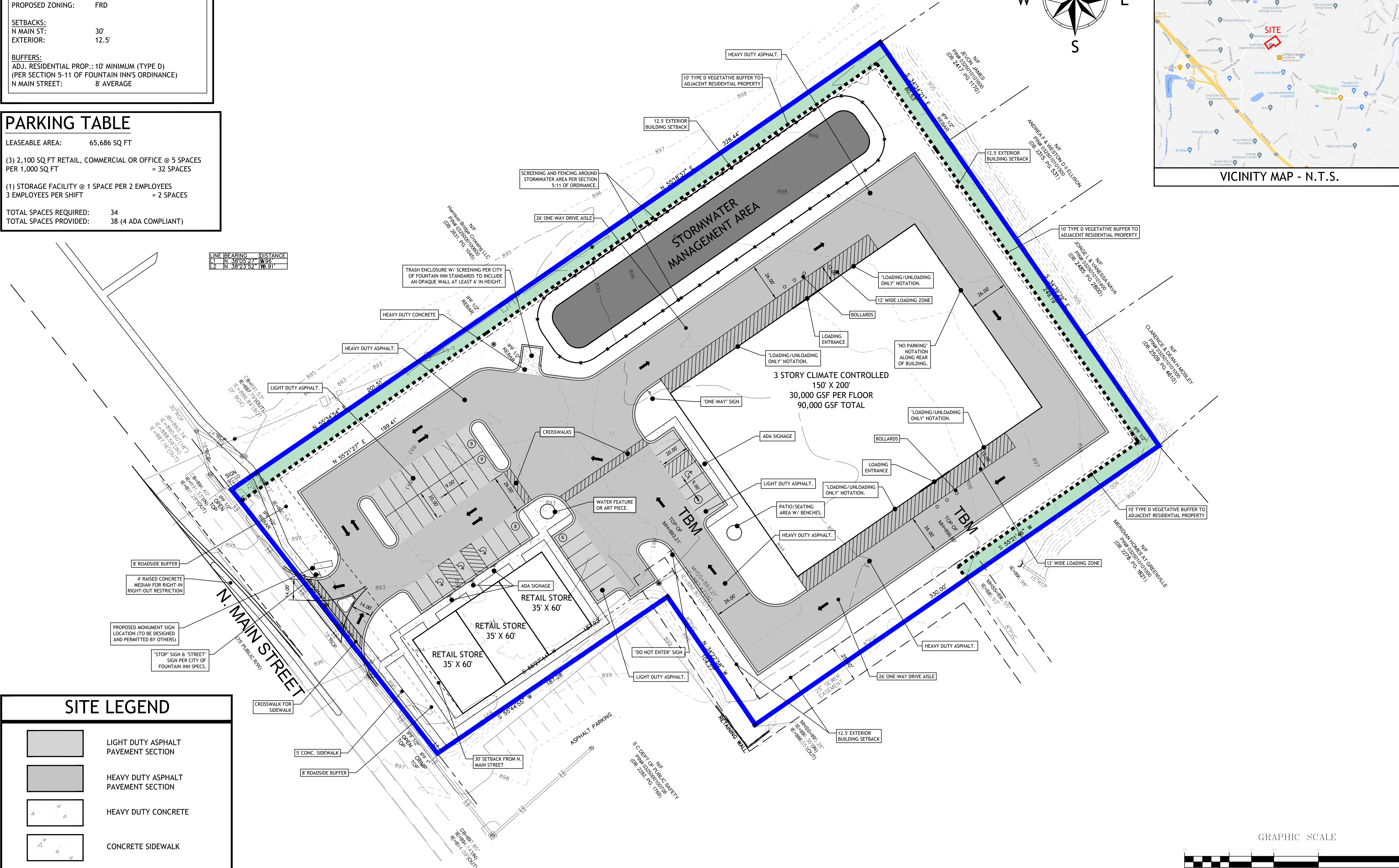
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TAX MAP NO.:	0325000100701 & 0325000100702
SITE AREA:	±3.49 AC
EXISTING ZONING:	C-2
PROPOSED ZONING:	FRD
SETBACKS:	
N MAIN ST:	30'
EXTERIOR:	12.5'
BUFFERS:	
ADJ. RESIDENTIAL PROP.:	10' MINIMUM (TYPE D)
(PER SECTION 5-11 OF FOUNTAIN INN'S ORDINANCE)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

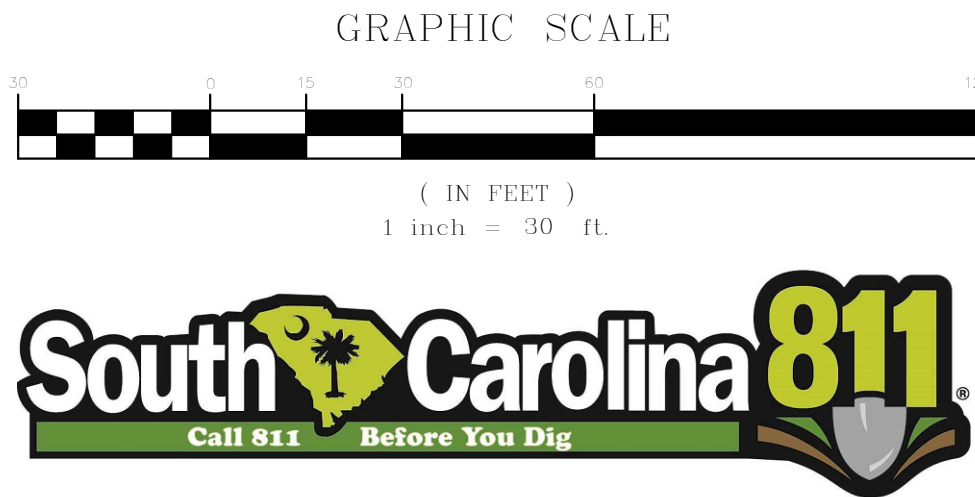
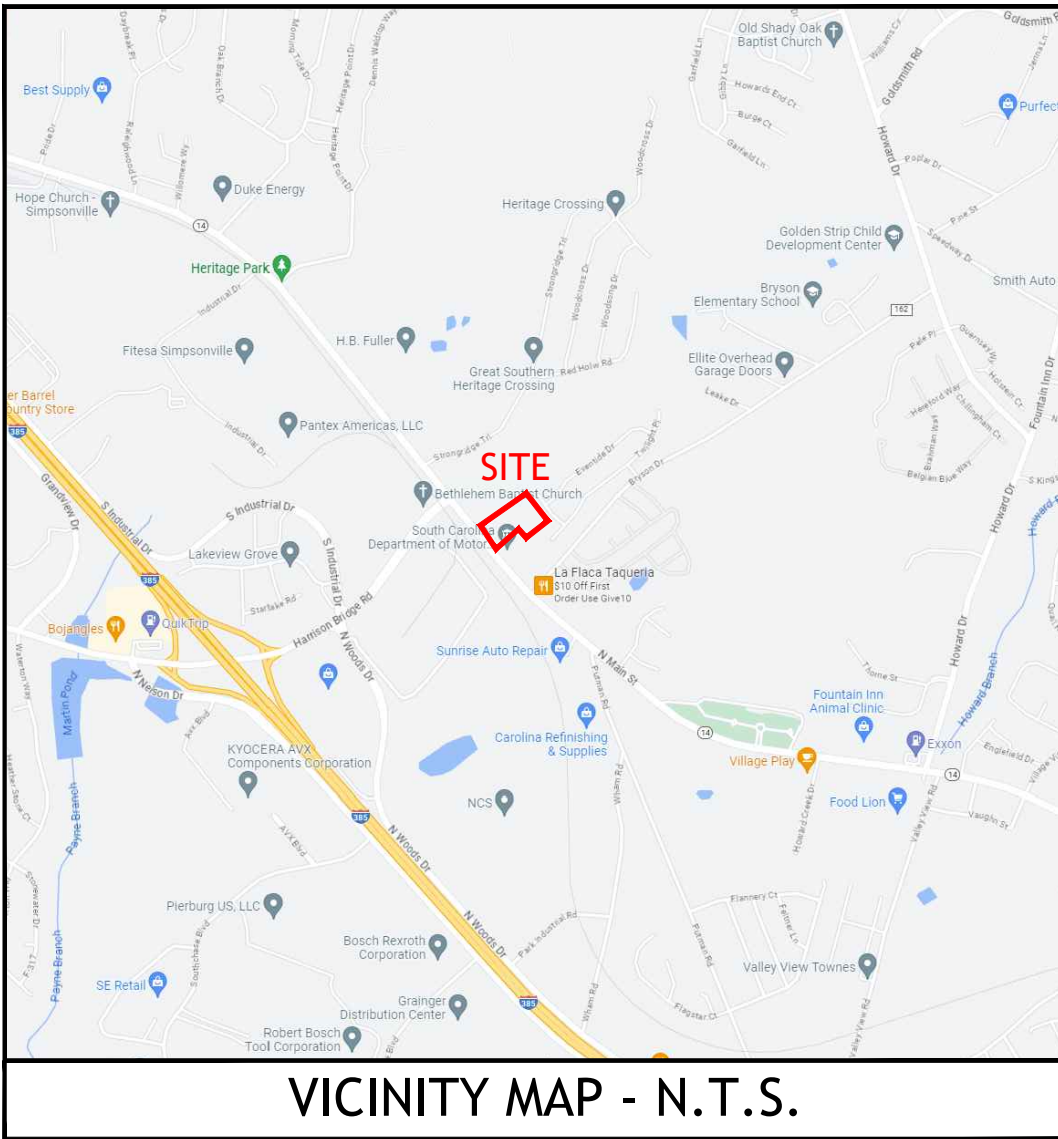
DEVELOPER	
COMPANY:	CENTURY DEVELOPMENT PARTNERS, LLC
ADDRESS:	5 CENTURY DRIVE, SUITE 240 GREENVILLE, SC 29607
PHONE:	630-301-1536
CONTACT:	ALEX DMYTERKO
EMAIL:	ALEX@STREAMSDEV.COM

CIVIL ENGINEER	
COMPANY:	BLUEWATER CIVIL DESIGN, LLC
ADDRESS:	718 LOWMEDES HILL ROAD 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:	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

Page 4 of 13

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'
<u>BUFFERS:</u>	
ADJ. RESIDENTIAL PROP.: 10' MINIMUM (TYPE D)	
(PER SECTION 5-11 OF FOUNTAIN INN'S ORDINANCE)	
N MAIN STREET:	8' AVERAGE

DEVELOPER

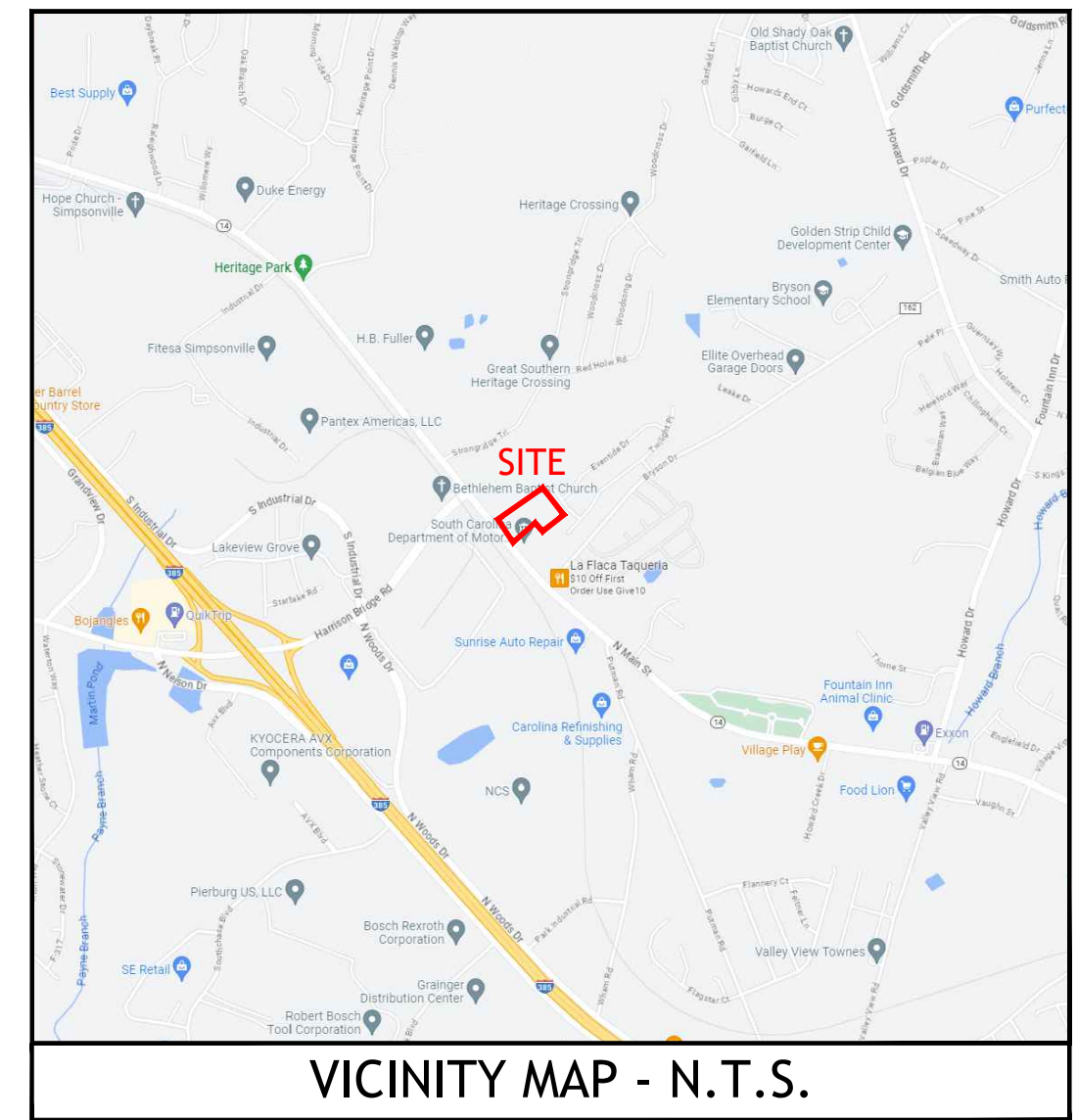
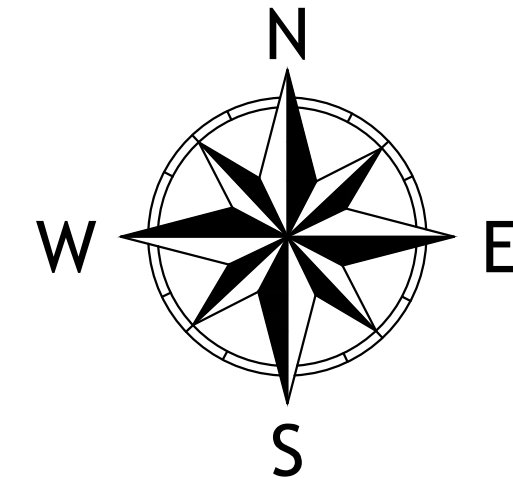
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PHONE: 864-326-4202
CONTACT: PAUL HARRISON, P.E.
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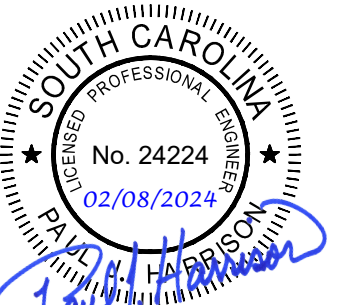
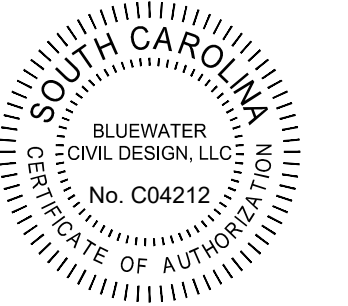
SURVEYOR

COMPANY: MSP & ASSOCIATES LAND SURVEYORS
ADDRESS: 301 E. HILLCREST DRIVE
GREENVILLE, SC 29609
PHONE: 864-370-2232
CONTACT: MICHAEL S. PERDUE, PLS
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certificates of Authorization:
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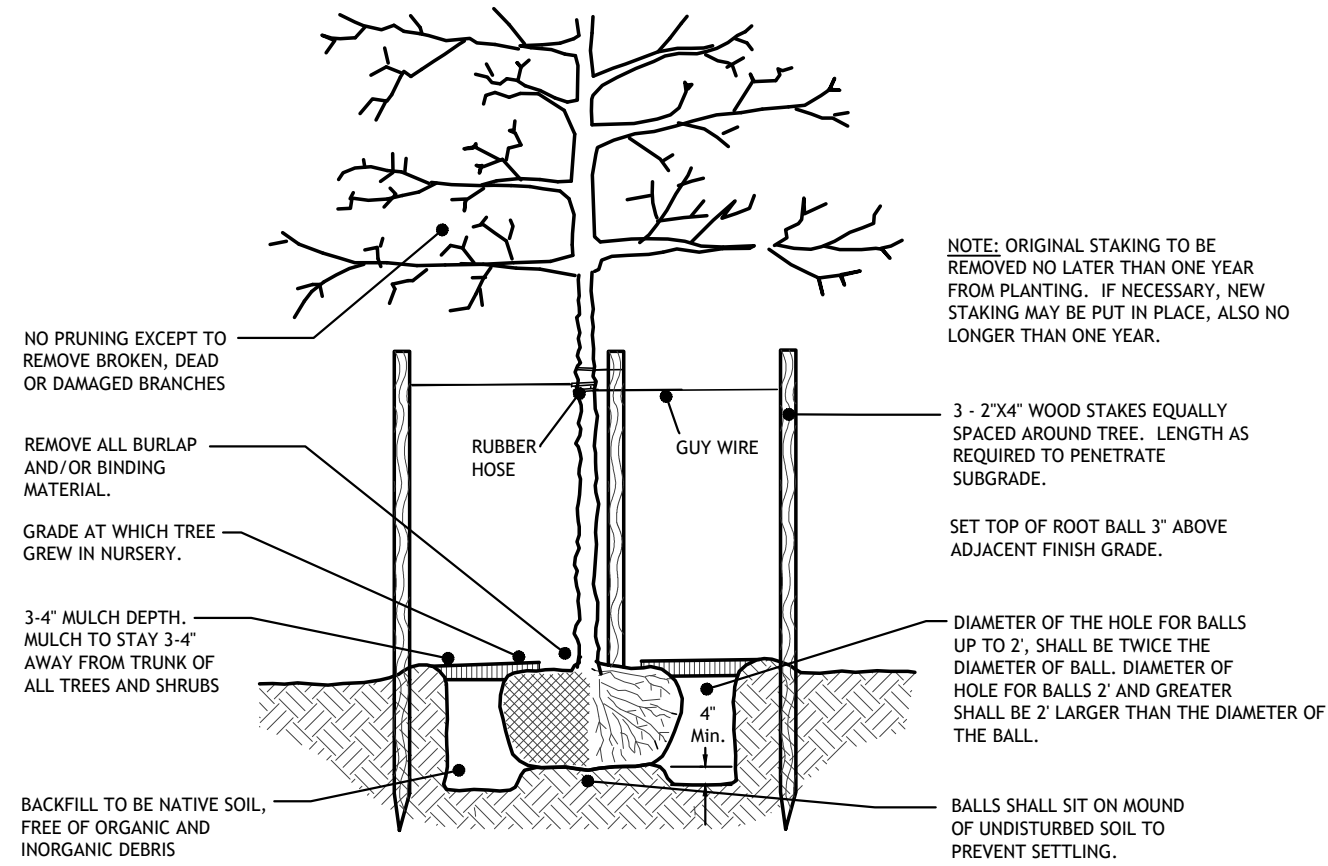


STOWE Storage Facility
Storage & Commercial Retail
N Main St
City of Fountain Inn, SC

[illegible]

LANDSCAPE PLAN

LS-1



TREE PLANTING DETAIL
NTS

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.

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.

OPAQUE 6-FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL OR A COMBINATION THEREOF SHALL BE PROVIDED, PER SECTION 5:9.8.3 OF THE ORDINANCE.. WHERE OHP INTERFERES, UNDERSTORY TREES AND/OR SHRUBS WILL BE USED TO MEET SCREENING REQUIREMENTS.

NIF
Harrison Bridge Crossing LLC
PIN# 032900100609
(DB, 2631, PG. 1045)

10' TYPE "D" BUFFER TO CONSIST OF
1 LARGE CANOPY TREE PER 500 SF
(20), 1 DECIDUOUS UNDERSTORY
TREE PER 500 SF (20), & 1 SHRUB
PER 225 SF (45).

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.

CB=891.53'
IE=867.79'(OI
IE=886.84'
OF BOX)

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.

S.C. DEPT. OF PUBLIC SAFETY NIF
PIN# 0325000100708
(DB. 2282, PG. 1769)

10' TYPE "D" BUFFER TO CONSIST OF 1 LARGE CANOPY TREE PER 500 SF, 1 DECIDUOUS UNDERSTORY TREE PER 500 SF, & 1 SHRUB PER 225 SF.

OPAQUE 6-FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL OR A COMBINATION THEREOF SHALL BE PROVIDED, PER SECTION 5:9.8.3 OF THE ORDINANCE.

OPAQUE 6-FOOT WALL, FENCE, BERM, EVERGREEN SCREENING PLANT MATERIAL OR COMBINATION THEREOF SHALL BE PROVIDED, PER SECTION 5:9.8.3 OF THE ORDINANCE.

10' TYPE "D" BUFFER TO CONSIST OF
1 LARGE CANOPY TREE PER 500 SF
(20), 1 DECIDUOUS UNDERSTORY
TREE PER 500 SF (20), & 1 SHRUB
PER 225 SF (45).

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.

A diagram of a tree cross-section. The trunk is shown with a central pith, surrounded by a ring of xylem (shaded with a cross-hatch pattern), and an outer layer of phloem (shaded with a diagonal line pattern). The roots are shown extending from the base of the trunk into the ground. Labels with leader lines point to various parts: 'Pith' points to the central core; 'Xylem' points to the shaded ring; 'Phloem' points to the outer shaded layer; 'Cork' points to the outermost layer of the trunk; 'Branches' points to the upper part of the tree; 'Roots' points to the underground part; 'Soil' points to the ground around the roots; and 'Air' points to the space around the branches.

SHRUB PLANTING DETAIL
NTS

- 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.

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