



AGENDA

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

**Thursday, March 28, 2024 6:00 PM
Regular Planning Commission Meeting**

Citizens may access the meeting at the following YouTube address:

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

1. Call to Order
2. Hearing Procedures/Regulations
3. Approval of Minutes
 - a. Planning Commission Meeting Minutes, Thursday, February 22, 2024
4. New Business
 - a. SP-2024-01
Request: Final Development Plan for Woodside Village Zone II
Tax Map: 0345000100602
Location: Fairview Street and Diamond Tip Boulevard
 - b. PZ-2024-04
Request: Rezone to R-12, Residential District
Tax Map: 0359000100101, 0359000100109
Location: 603 and 605 Gulliver Street
5. Adjourn

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

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

Minutes

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, February 22, 2024 – 6:00PM

1. Call to Order

Chairperson Stoddard calls the meeting to order at 6:00PM. Commissioner McGraw, Commissioner Armstrong, Commissioner DeRoberts, Commissioner Pease, and Commissioner Ellisor are all in attendance at this time.

2. Swearing In New Members

Mr. Bell swears in Commissioner McGraw and Commissioner Armstrong.

3. Hearing Procedures/Regulations

4. Approval of Minutes

- a. Commissioner Ellisor makes a motion to approve the minutes from Thursday, January 25, 2024. Commissioner Pease seconded the motion. The motion carried 6-0.

5. New Business

a. PZ-2024-02

Request: Preliminary Plan for Fountain Inn Townhomes

Tax Map: 0344000300100, 0344000300600, 0344000300101, 0345001000900, 0345001000702, 0345001000700

Location: Fairview Street and Fowler Street

Staff presented the case. Kayla Joiner with Seaman Whiteside spoke upon on the trail connection between all the parcels to connect the townhomes with Greenspace amenities.

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

Commissioner DeRoberts mentions that he would like to see more landscaping details, as well as signage. Chairperson Stoddard asks applicant if there will be sidewalks. Existing sidewalks will remain. Anything additional that will be added will be incorporated in the trail system.

Staff recommends approval of the requested rezoning to Planned Development with the condition that a Final Development Plan must be reviewed and approved prior to issuance of any permits.

Chairperson Stoddard makes the motion to accept the Preliminary Plan with the conditions outlined by staff. Commissioner Ellisor seconded the motion.

Chairperson Stoddard discussed opinions on the project with the Board. The motion carried 6-0.

b. PZ-2024-03

Request: Preliminary Plan for Stowe Storage

Tax Map: 0325000100701, 0325000100707

Location: 1314 and 1318 North Main Street

Staff presented the case. Alyx Dmyterko presented communications with DOT. Going with FRD because that is what was recommended by Staff. Talks about buildings aesthetics.

Chairperson Stoddard opens the floor for public testimony.

Chrissy Drake with Bluewater Civil Design goes into detail regarding the project.

The Board and Mr. Dmyterko discuss hours of operation.

The Board and Ms. Drake discuss parking and signage.

Conversation continued regarding hours of operation.

Staff recommends approval for the FRD with the following conditions, a final development plan must be reviewed and approved prior to any permitting.

Commissioner Pease makes the motion to approve the Preliminary Plan for Stowe Storage with the conditions outlined. Chairperson Stoddard seconds the motion. The motion carried 6-0.

6. Adjourn

Commissioner Pease made a motion to adjourn at 6:20PM. Commissioner DeRoberts seconded. The motion carried unanimously.



AGENDA ITEM

March 28, 2024

To: Planning Commission
From: Zoning Administrator, Dean Miller
Subject: SP-2024-01, Woodside Village, Final Development Plan, Zone II
Meeting Date: March 28, 2024
Type of Agenda Item: Final Development Plan for Zone II
Attachments: Approved Concept
Approved Statement of Intent
Proposed Final Development Plan
Technical Review Letter
Aerial Map
Zoning Map

OWNER(S): Hallmark Fountain Inn, LLC
AUTHORIZED REP(S): Seth Henry, Blackstock Development
LOCATION: Tax Map # 0345000100602 (no address)
CURRENT ZONING: PD, Planned Development
SIZE OF PROPERTY: 8.76 Acres for Zone II

REQUEST

Pursuant to Appendix B Section 3.1 of the City of Fountain Inn Land Development Regulations, the City of Fountain Inn has received a Final Development Plan for Zone II of the Woodside Village Development. The applicant is seeking review and approval of the Final Development Plan for Zone II.

LOCATION & PROJECT DESCRIPTION

The Woodside Village Development is located at Fairview Street and Diamond Tip Boulevard. Zone II is approximately 8.76 acres and will be developed as Multi-Family Residential. The density will be a maximum of 18.4 units per acre.

The first development will be the multi-story Woodside Mill Village Apartments. The plan includes 129 units with a maximum height of 50' above Diamond Tip Boulevard. The units will be studio, 1, 2 and 3 bedroom dwellings. Building materials and architectural detailing will be inspired by early twentieth century textile mill architecture.

The second development in Zone II will be the Cottage Stacked Flats. The plan includes 32 stacked apartment flats with a maximum of four apartments per cottage. Building materials and architectural detailing will be inspired by early twentieth century single family cottages.

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

STATEMENT OF INTENT & CONCEPT PLAN

On January 25, 2024, The City of Fountain Inn Planning Commission approved a major change to the Planned Development. The change consisted of the elimination of the proposed entrance to Fairview Street, shifting the lines separating Zones II and III to include the stacked flats in Zone II and relocating the single-family homes to a future development in Zone III. This Final Development Plan reflects these changes.

ZONING DISTRICT

Per Section 5:9.1 of the Fountain Inn Zoning Ordinance: The PD district is established to encourage innovative and creative design of residential and/or commercial developments and to permit a greater amount of flexibility to a developer by removing some of the restrictions of conventional zoning. Ideally, the development should be large scale and incorporate a variety of land uses or land use types. The district is also intended to encourage Developments which provide a full range of residential types to serve the residents of the district.

Section 5:9.1.8 states: All final development plans in the Planned Development District will require a site plan review and approval by the Fountain Inn Planning Commission. Site plan requirements and procedures for the Planned Development District are outlined in Section 3 of the Fountain Inn Land Development Regulations.

PLANNED DEVELOPMENT EVALUATION CRITERIA

Per Section 5:9.7 of the Fountain Inn Zoning Ordinance, Before the planning staff makes a recommendation to the Planning Commission, it shall determine the following:

- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the visual appearance of the development will harmonize with the existing development.
- G. That the architectural character blends with the surrounding area.

STAFF COMMENTS

Staff has reviewed this proposed Final Development Plan for compliance with the minimum requirements specified in both the Fountain Inn Land Development Regulations and the Fountain Inn Zoning Ordinance. A technical review letter has been provided to the engineer referencing staff comments. Staff feels this design is in line with the approved Concept Plan and Statement of Intent.

RECOMMENDED MOTION: I move that the Planning Commission recommend a Conditional Approval of the Final Development Plan for Phase II of the Woodside Village Development, SP-2024-01, on the basis that the engineer address any staff comments provided in the review letter.

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

LEGEND

ZONE LINE
BUILDING SETBACK LINE
PRIMARY CIRCULATION

MAJOR ACCESS POINT

MINOR ACCESS POINT
(VEHICULAR AND/OR PEDESTRIAN)

TABLE 1.1 LOCATION AND ACREAGE OF VARIOU USE TYPES

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

TABLE 1.2 DENSITY OF RESIDENTIAL AREAS

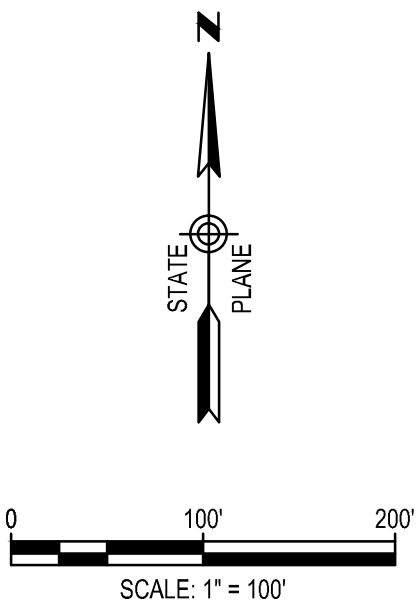
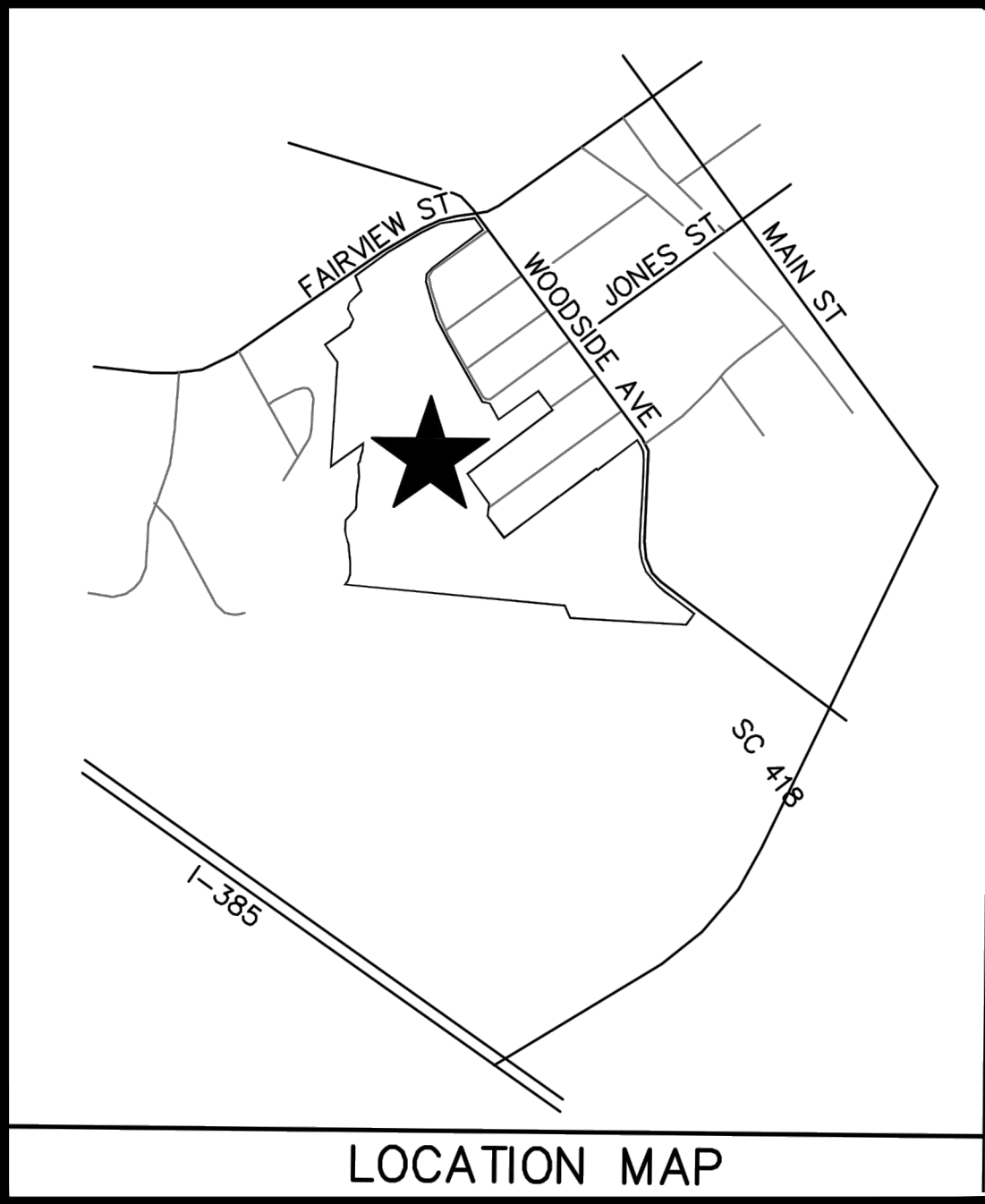
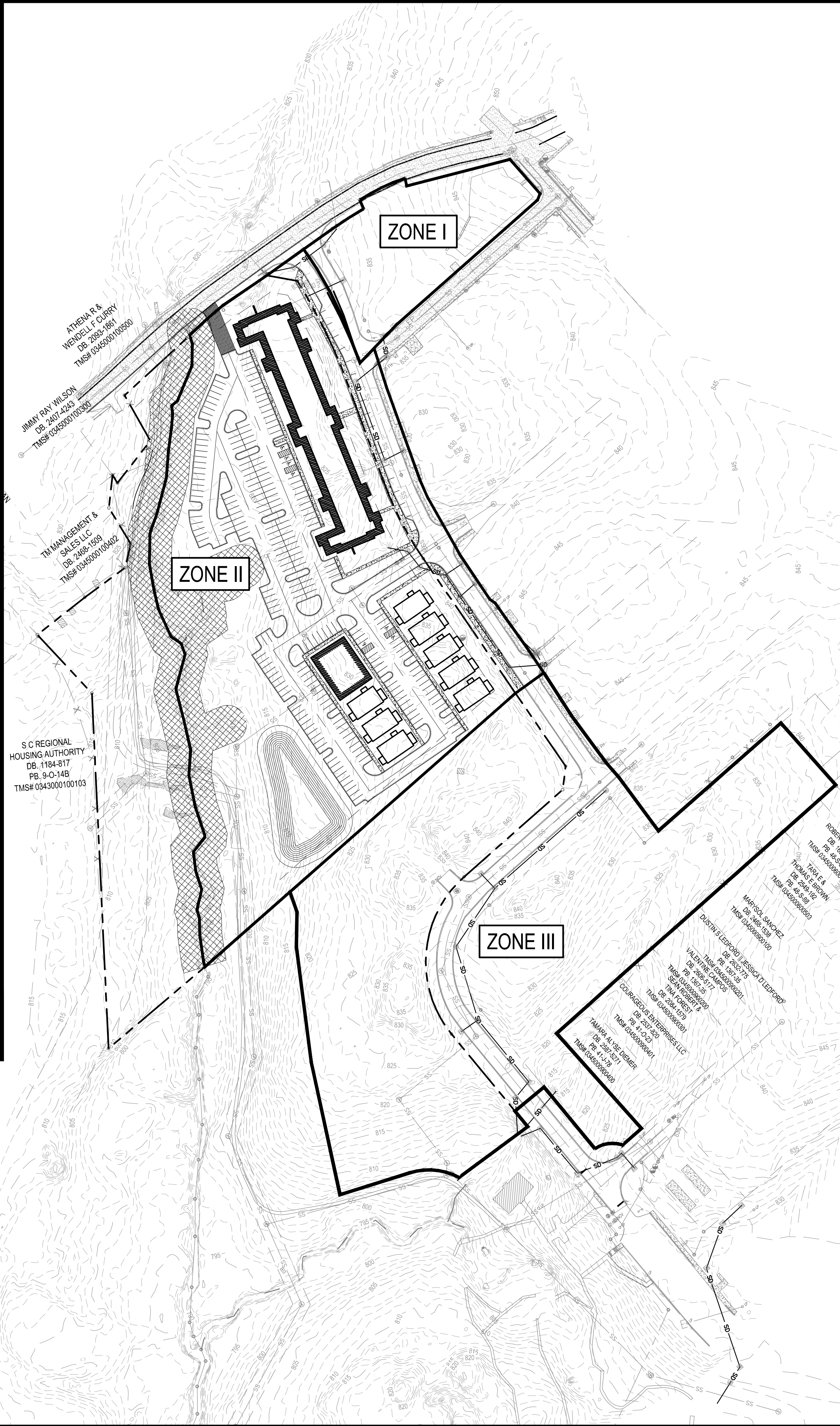
	MAX UNITS	ACREAGE	DENSITY
ZONE I	16	±1.27 AC.	12.60
ZONE II	161	±8.76 AC.	18.38
ZONE III	60	±8.15 AC.	7.3
TOTAL	237	±18.28 AC.	12.96

TABLE 1.3 PARKING

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

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

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



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

APARTMENT PARKING BREAKDOWN

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

PARKING SPACES PROVIDED FOR APARTMENTS : 183

STACKED FLATS PARKING BREAKDOWN

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

PARKING SPACES PROVIDED FOR STACKED FLATS : 58

DAVIS & FLOYD

SINCE 1954

WWW.DAVISFLOYD.COM

164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615

864.527.9800

BLACKSTOCK DEVELOPMENT

FOUNTAIN INN, SC

WOODSIDE VILLAGE PLANNED DEVELOPMENT

PRELIMINARY DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1	04/21/2020	DATE	04/21/2020	DATE	04/21/2020	DATE
1	04/21/2020	DATE	04/21/2020	DATE	04/21/2020	DATE
1	04/21/2020	DATE	04/21/2020	DATE	04/21/2020	DATE
1	04/21/2020	DATE	04/21/2020	DATE	04/21/2020	DATE
1	04/21/2020	DATE	04/21/2020	DATE	04/21/2020	DATE
1	04/21/2020	DATE	04/21/2020	DATE	04/21/2020	DATE
1	04/21/2020	DATE	04/21/2020	DATE	04/21/2020	DATE
1	04/21/2020	DATE	04/21/2020	DATE	04/21/2020	DATE
1	04/21/2020	DATE	04/21/2020	DATE	04/21/2020	DATE

Development Plan

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

WOODSIDE VILLAGE PLANNED DEVELOPMENT - REVISED

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

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

Telephone Number: 864 593-4421

2. **Applicant:** Blackstock Development

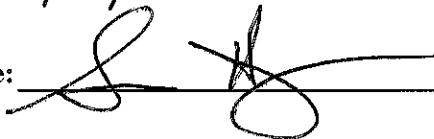
Name: Seth Henry

Address: 39 Rowley Street, Greenville, SC 29601

Telephone Number: 864 593-1809

Email: seth@blackstockdevelopment.com

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

4. **Signature:** 

Woodside Village Planned Development

Revised Statement of Intent

1) Preliminary Development Plan

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

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

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

2) Statement of Intent

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

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

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

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

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

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

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

ZONE I

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

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

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

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

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

ZONE II

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

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

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

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

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

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

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

ZONE III

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

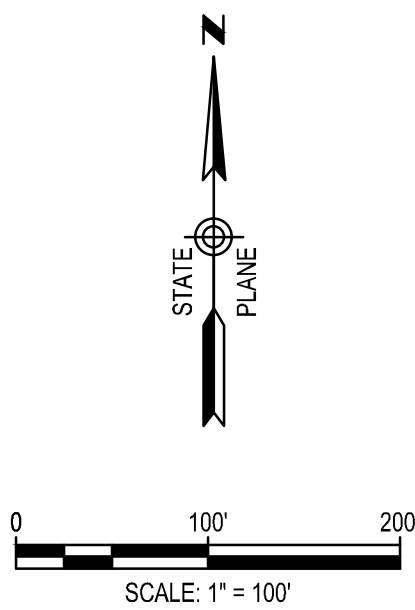
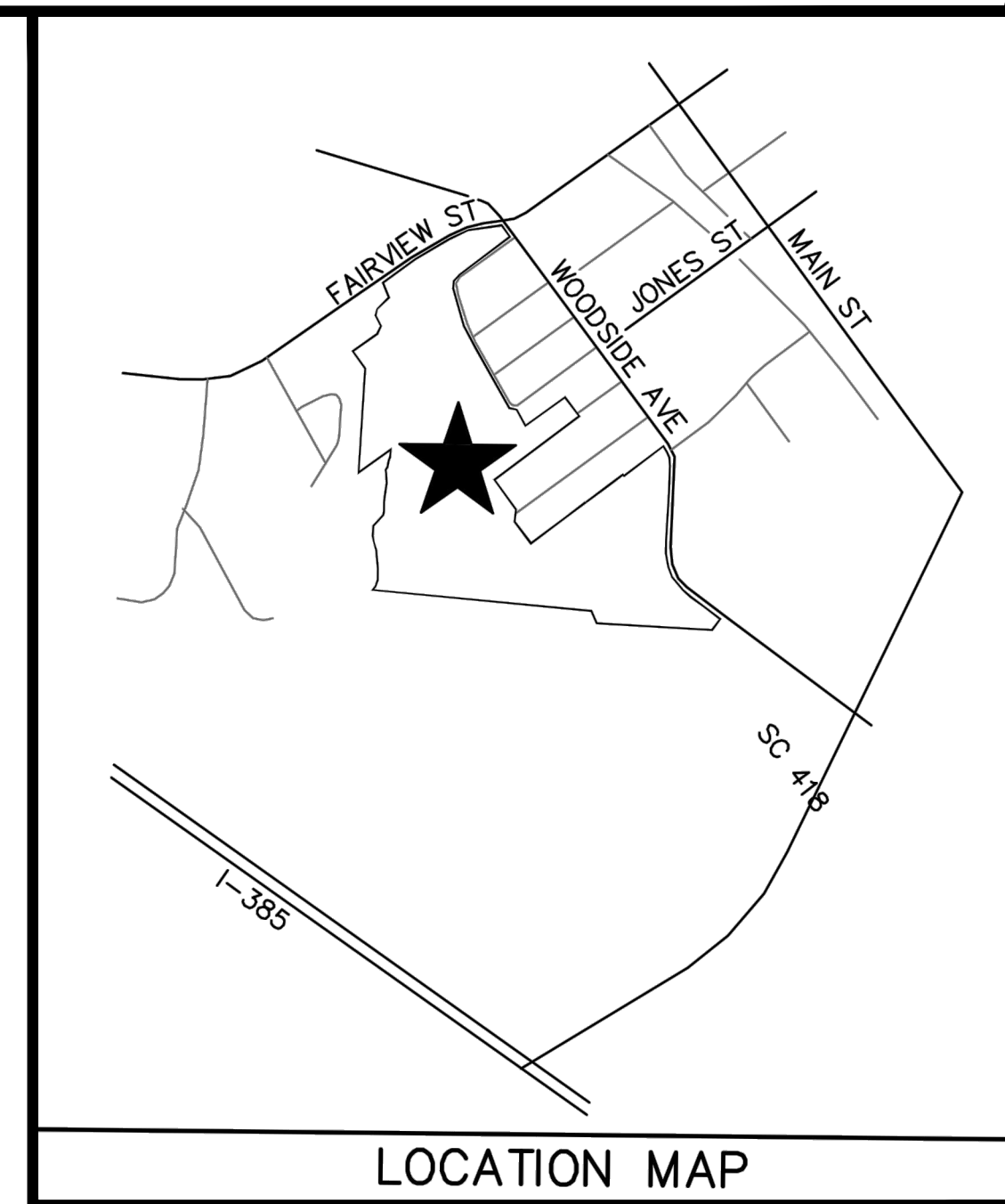
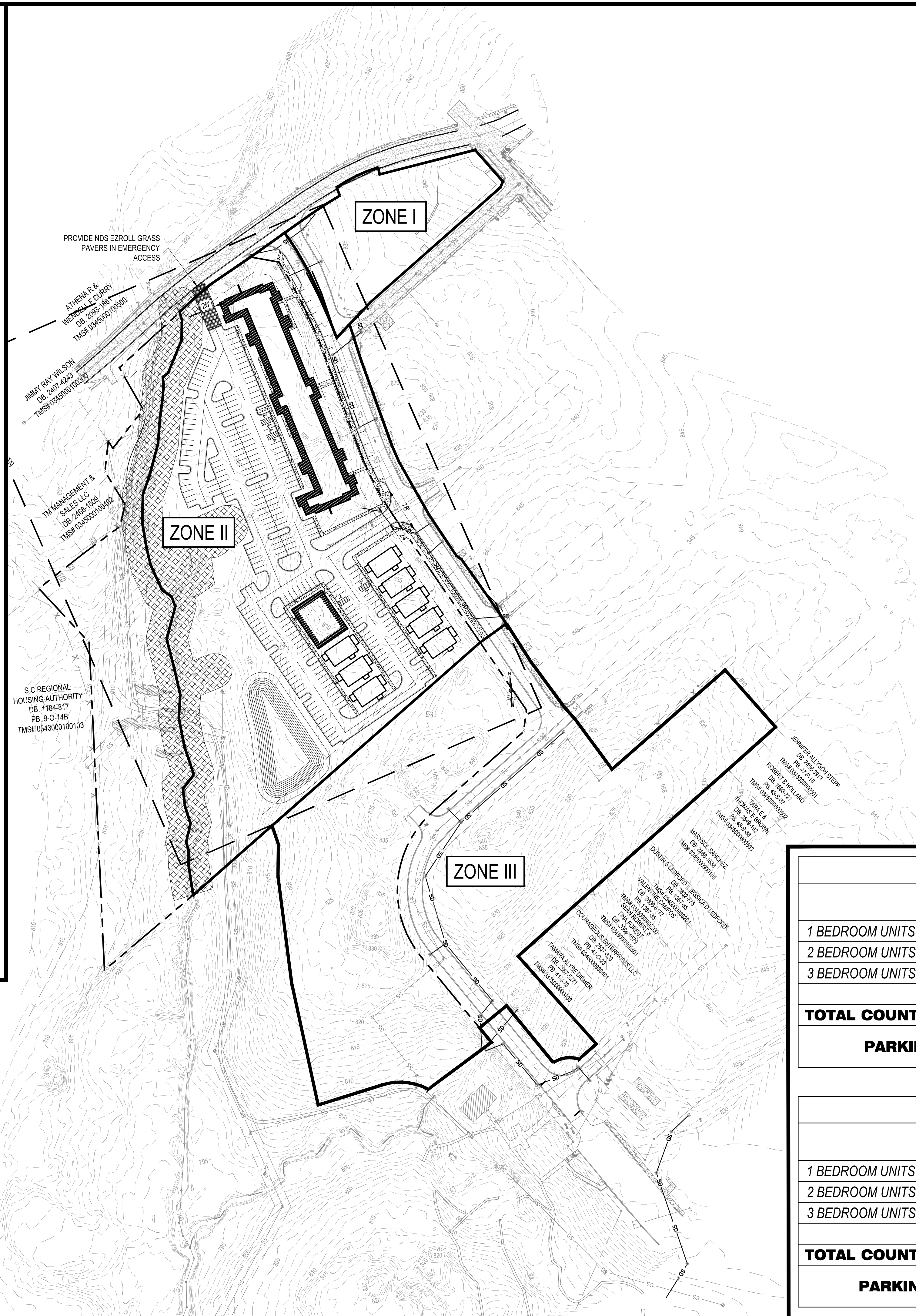
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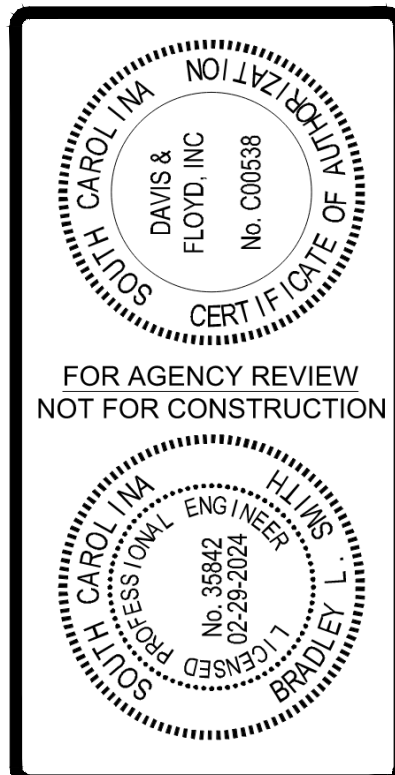


PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

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DAVIS & FLOYD
SINCE 1954
WWW.DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
864-527-9800

OWNER

BLACKSTOCK DEVELOPMENT

FOUNTAIN INN, SC

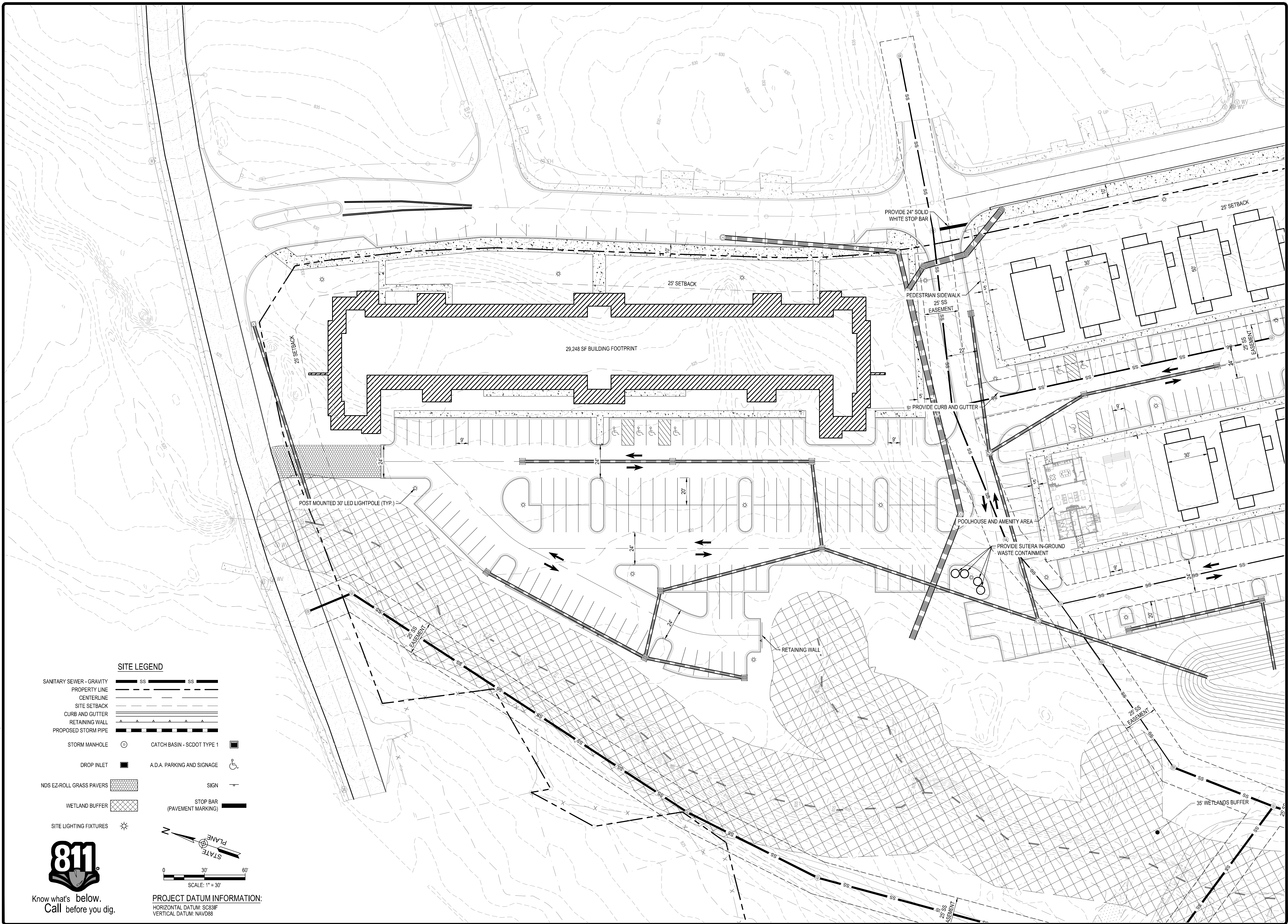
PROJECT TITLE

WOODSIDE VILLAGE PLANNED
DEVELOPMENT

PD SITE PLAN

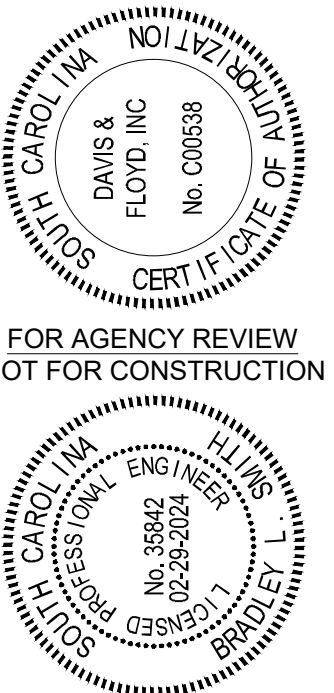
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Know what's below.
Call before you dig.

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



DAVIS & FLOYD
SINCE 1954

164 MILESTONE WAY, SUITE
GREENVILLE, SC 29615
(864) 527-9800

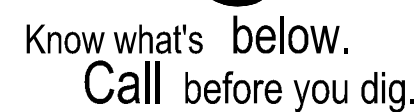
BLACKSTOCK DEVELOPMENT
FOUNTAIN INN, SOUTH CAROLINA

WOODSIDE VILLAGE

SITE PLAN - GRID 1 OF 2

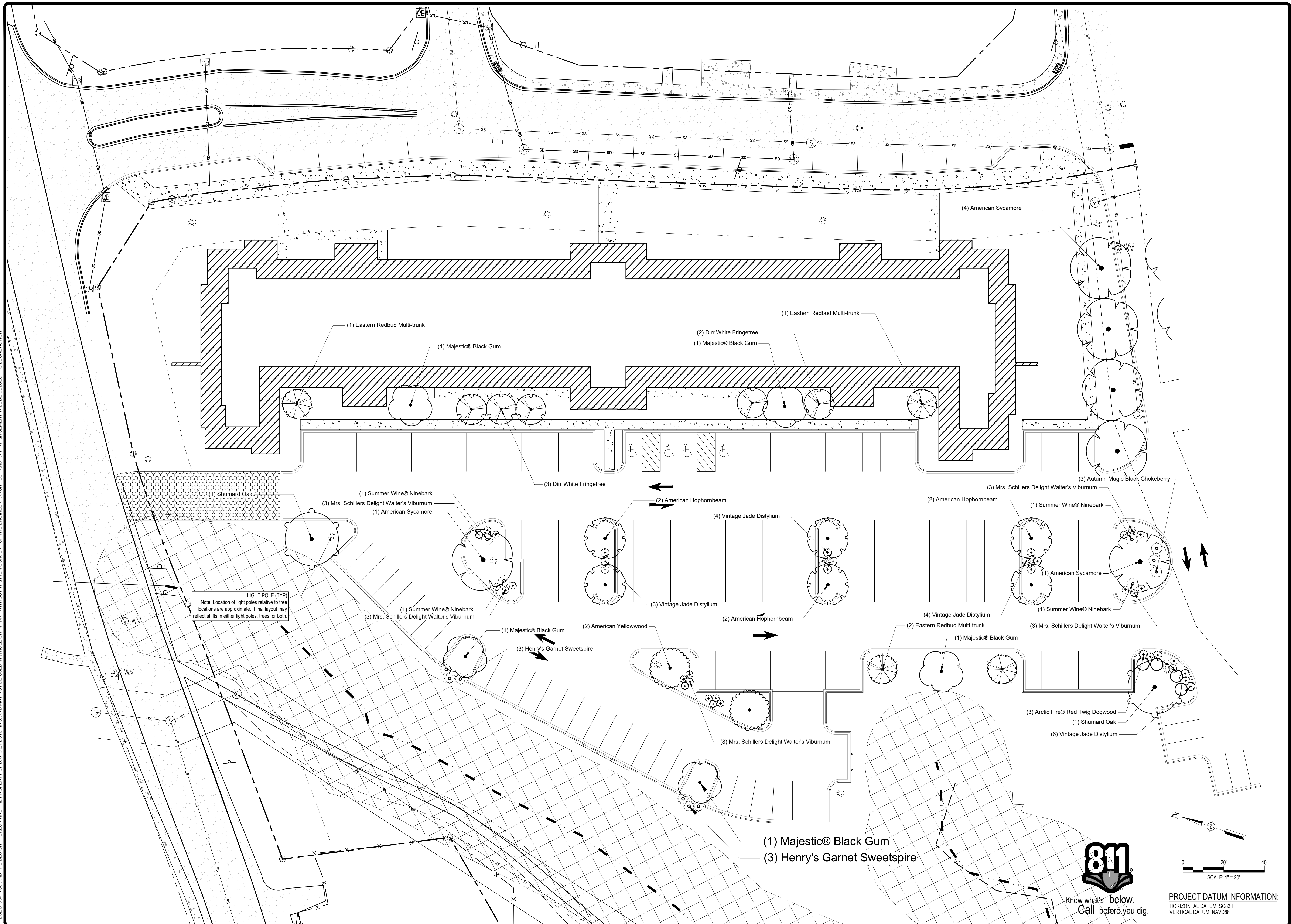
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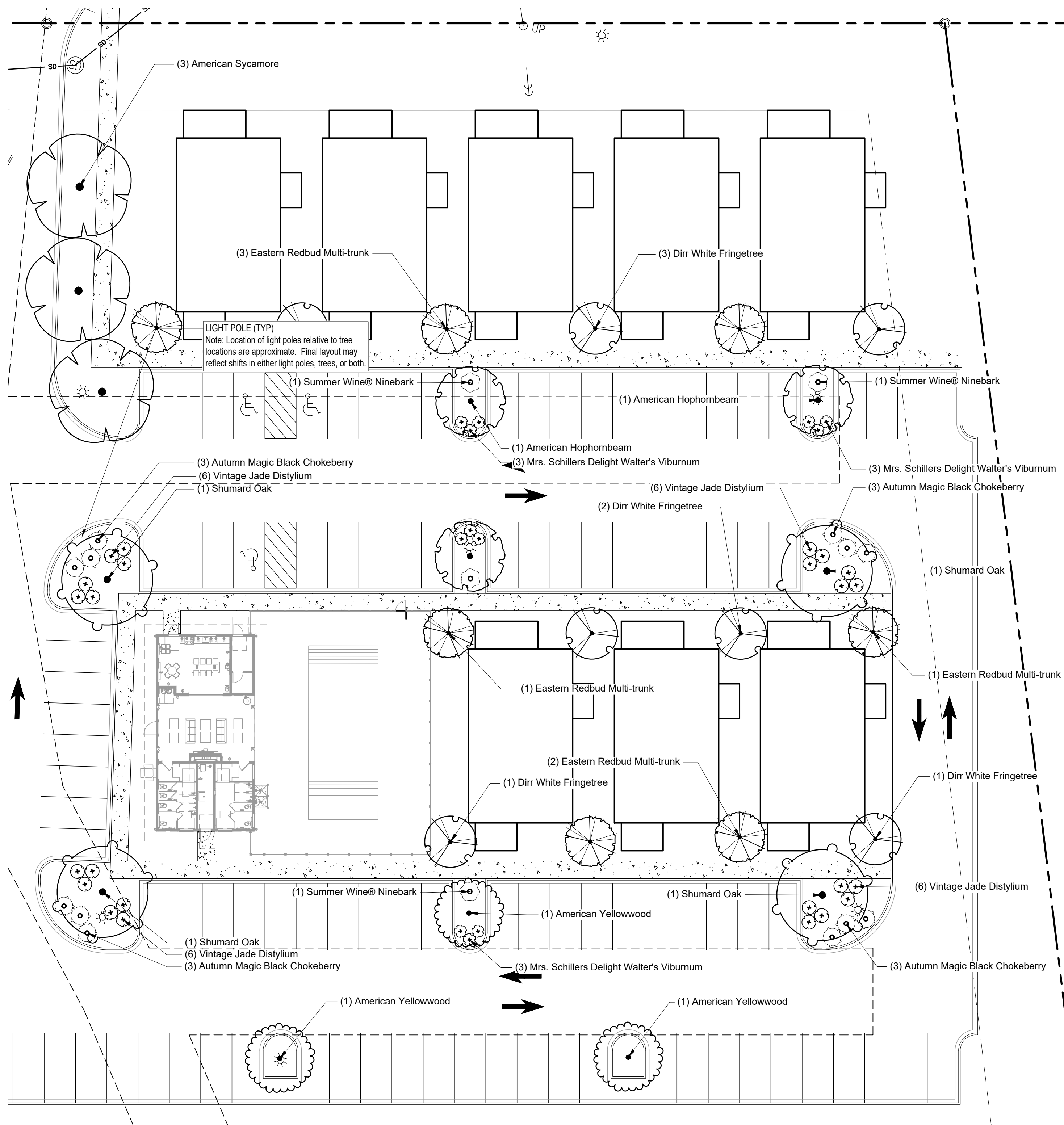
SITE LIGHTING FIXTURES 

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

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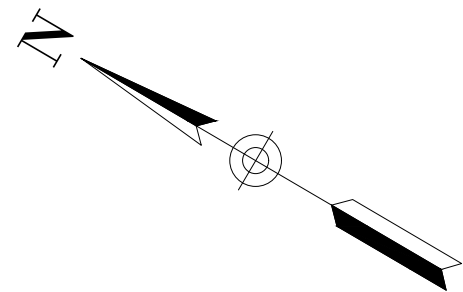
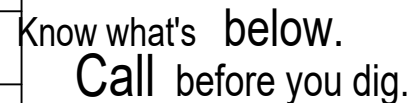


DAVIS & FLOYD SINCE 1954 WWW.DAVIS&FLOYD.COM		NOT FOR CONSTRUCTION		
BLACKSTOCK DEVELOPMENT FOUNTAIN INN, SOUTH CAROLINA PROJECT TITLE		WOODSIDE VILLAGE		
PLANTING PLAN - PAGE 1				
JOB NO.	DATE	RELEASER	CHECKED	DATE
L200	02/17/201			
PAGE	OF	100		



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPACING	
LARGE SHADE TREE							
PLA OCC	9	Platanus occidentalis / American Sycamore	B & B	3 IN		AS SHOWN	
QS	6	Quercus shumardii / Shumard Oak	B & B	3" cal.	As Shown		
MEDIUM SHADE TREE							
CLA KEN	5	Ciadrastis kentukea / American Yellowwood	B & B	2 IN		AS SHOWN	
NYS CJC	5	Nyssa sylvatica "MON2" / Majesty® Black Gum	B & B	2 IN		AS SHOWN	
OV	9	Ostrya virginiana / American Hophornbeam	B & B	2 IN	As Shown		
SMALL TREE							
CE	11	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	Min. 10" Tall	As Shown		
CHI DRR	12	Chionanthus virginicus "Dirt" / Dirt White Fringetree	B & B	2 IN			
CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	HT	SPACING	SPACING
DECIDUOUS SHRUBS							
ARO AUT	15	Aronia melanocarpa "Autumn Magic" / Autumn Magic Black Chokeberry	3 gal				66" o.c.
COR FA4	3	Cornus sericea "Farrow" / Arctic Fire® Red Twig Dogwood	5 gal				48" o.c.
ITE VIR	6	Itea virginica "Henry's Garnet" / Henry's Garnet Sweetspire	3 gal				66" o.c.
PHY SEW	8	Physocarpus opulifolius "Seward" / Summer Wine® Ninebark	3 gal				66" o.c.
EVERGREEN SHRUBS							
DV	41	Distylium x "Vintage Jade" / Vintage Jade Distylium	3 gal	18" - 24" Min.	As Shown		48" o.c.
VO	32	Distylum obovatum "Mrs. Schiller's Delight" / Mrs. Schillers Delight Walter's Viburnum	3 gal		As Shown		42" o.c.

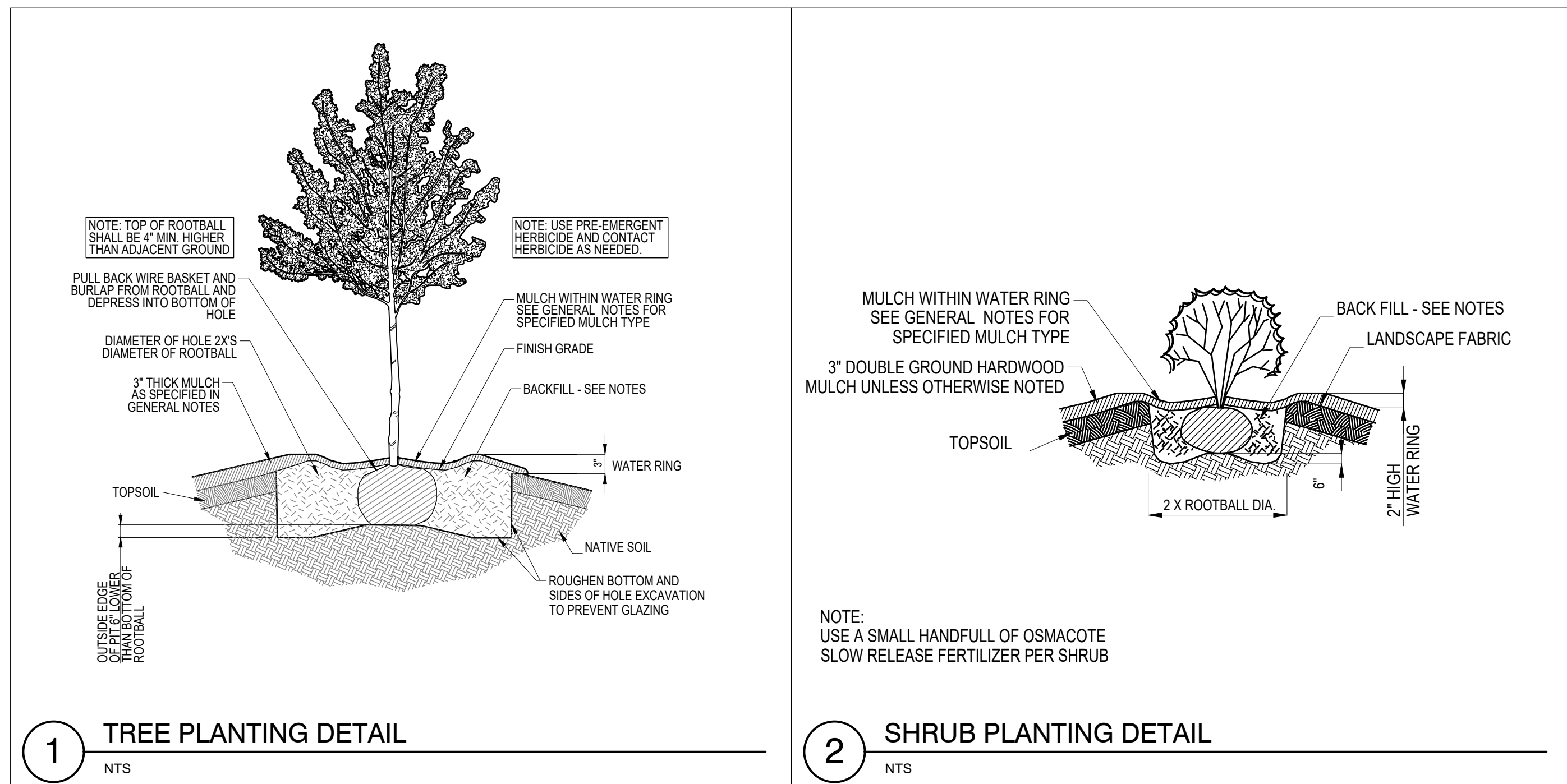


0 20' 40'

SCALE: 1" = 20'

PROJECT DATUM INFORMATION:

HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88



NOT FOR CONSTRUCTION

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BLACKSTOCK DEVELOPMENT

FOUNTAIN INN, SOUTH CAROLINA

PROJECT TITLE

WOODSIDE VILLAGE

PLANTING PLAN - PAGE 2

NO.	RELEASED	CHECKED	DATE
NO. 02	04/27/201		
DATE	DECEMBER 2023		
DESIGNED			
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L201

PAGE OF 100

CITY of FOUNTAIN INN

March 28, 2024

Blackstock Development
Seth Henry
39 Rowley Street
Greenville, SC 29601

RE: Woodside Village Final Development Plan, Zone II – SP-2024-01

To Whom It May Concern:

Please see the staff comments regarding the Final Development Plan submitted for the above-mentioned project.

Final Development Plan:

1. This review is for Woodside Village Zone II only. Additional reviews will be required for Zones I and III prior to their development.

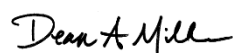
Zoning:

- 1 Provide specifications for Sutera system. Container capacity and height above grade. Landscape material should sufficiently screen them from view.
- 2 Provide wheel stops for abutting parking spaces.
- 3 Provide a lighting plan to include the location, height, and type of all exterior fixtures.
- 4 Provide a sign plan showing the proposed location and sign type proposed.
- 5 Provide dimensions of parking islands and medians. Dimensions should comply with Section 5:9.10.3 Please submit these revisions no later than 5:00 PM on Thursday, July 20, 2023. If revisions are not received, these items will become conditions of approval.

Fire:

- 1 There appears to be a conflict between the drawings for the main entrance roadway. FDP Plan set, page two of two, shows a 22-foot-wide roadway. FDP Overall site, page one of one, shows a 24-foot-wide roadway. Provide 24-foot roadways throughout, maintaining the 26-foot emergency roadway access.
- 2 Clarification of the main entrance measurement is needed with overall measurements being edge of pavement, exclusive of curb and gutter.

Sincerely,

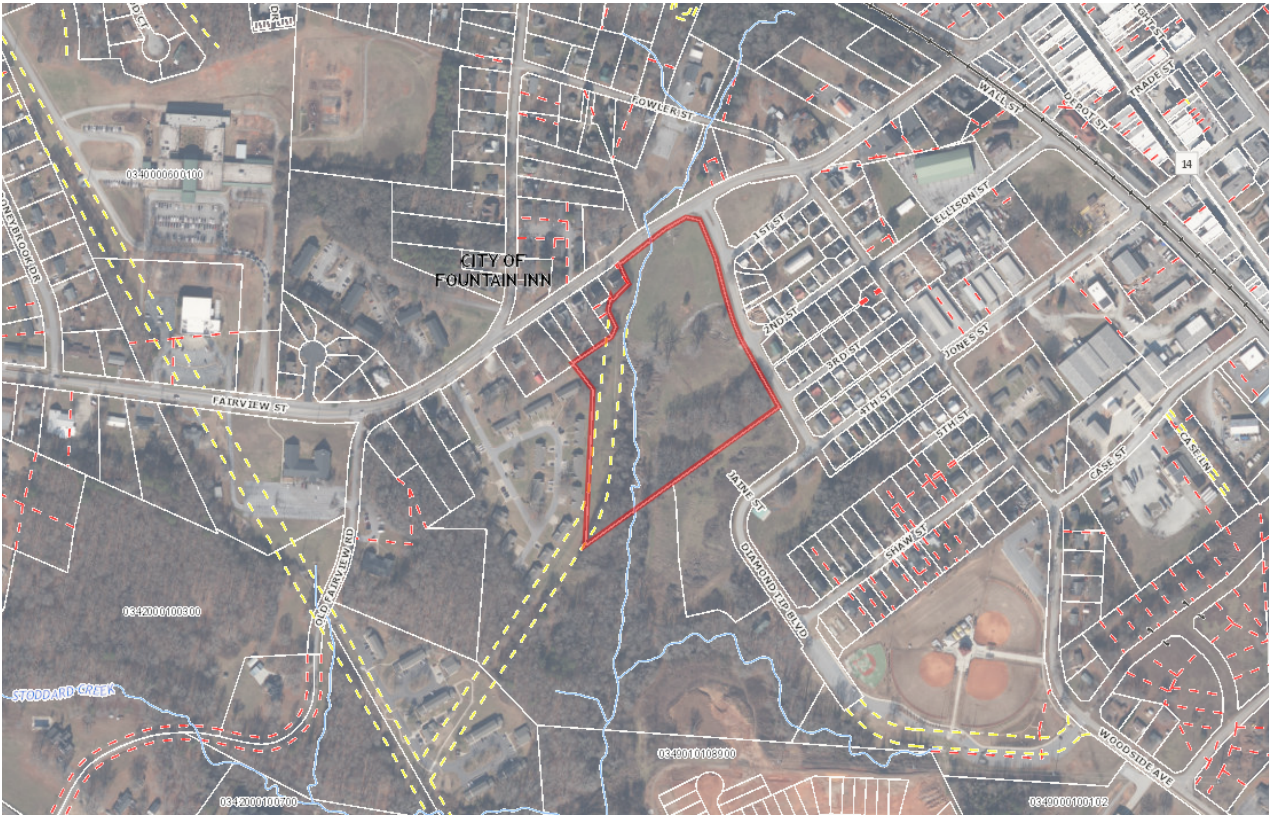


Dean Miller
Zoning Administrator

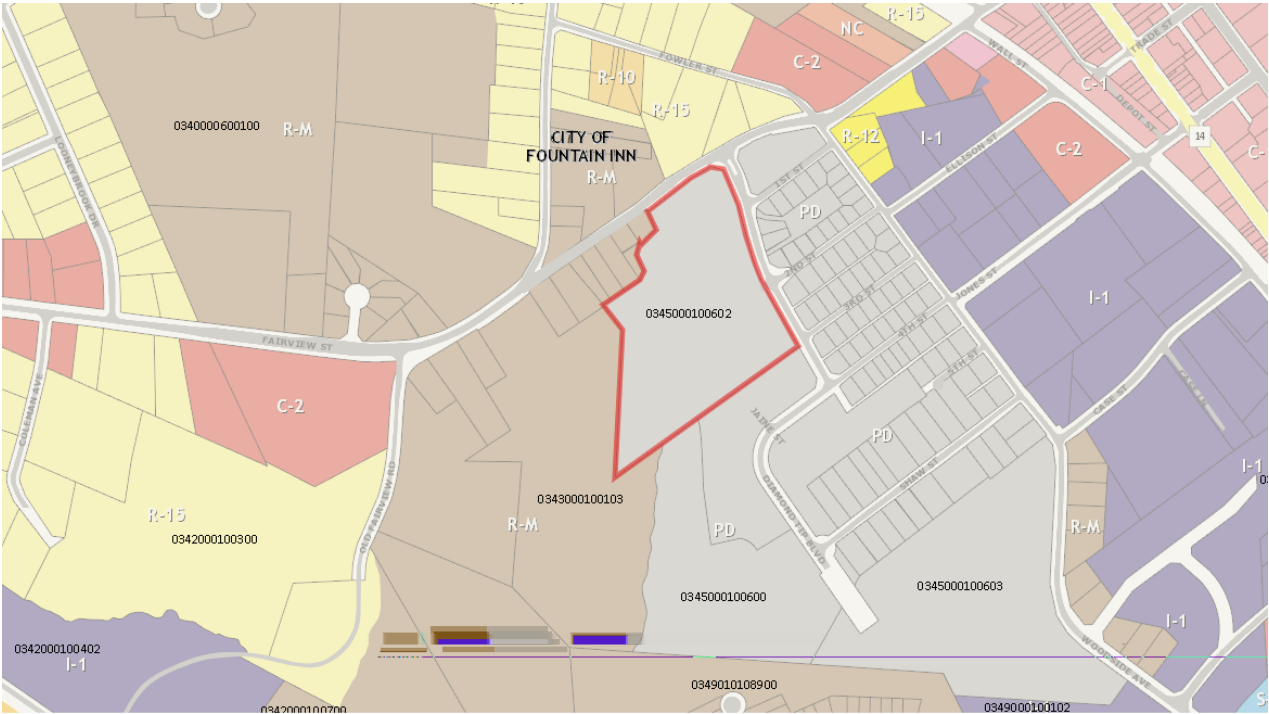
PLANNING & DEVELOPMENT

200 N. Main Street • Fountain Inn, SC 29644 • 864-862-4421 • Fax: 864-862-4812
Website: www.fountaininn.org

AERIAL MAP



Zoning Map





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

TO: Planning Commission

FROM: Zoning Administrator, Dean Miller

RE: PZ-2024-04

Request: Rezoning to R-12, Residential District

APPLICANT: Jim Gilreath for The Gilreath Group LLC

PROPERTY LOCATION: 603 and 605 Gulliver Street

PIN/TMS#(s): 0359000100101, 0359000100109

EXISTING ZONING: R-15, Residential District

REQUESTED ZONING: R-12, Residential District

PROPOSED LAND USE: Residential

ACREAGE: 3.05

COUNCIL WARD: 2 – Thomason

ATTACHMENTS: Aerial Map
Zoning Map
Vicinity Map
Applicant Request
Survey

EXISTING LAND USE: Single-family residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD, R-12	Single-Family Residential
East	R-15	Single-Family Residential
South	R-15	Single-Family Residential
West	R-12, R15	Single-Family Residential, Vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: City of Fountain Inn

**Fountain Inn Master
Plan CONFORMANCE:**

The subject property is part of the Fountain Inn Master Plan, where it is designated as *Low to Medium Density Residential*.

ROADS AND TRAFFIC:

Gulliver Street is a two-lane State-maintained arterial road. The parcels have approximately 293 feet of frontage along Gulliver Street. The parcels are approximately 100 feet northeast of the intersection of Gulliver Street and Mount Zion Drive. There are sidewalks along the property.

Location of Traffic Count	Distance to Site	2018	2020	2022
Fairview Street	260' SW	11,800	11,400 -3.4%	12,100 +6.14%

**CULTURAL AND
ENVIRONMENTAL:**

No floodplain is present on the site. There are no known historic or cultural resources on the site. Fountain Inn Elementary School is located within 1.34 miles of the site.

CONCLUSION:

The subject parcel, zoned R-15 Residential is located along Gulliver Street, a two-lane State-maintained arterial road. The Fountain Inn Master Plan designated the parcel as *Low to Medium Density Residential*. The adjacent properties are zoned R-15 and R-12 Residential. Staff is of the opinion that a successful rezoning to R-12 Residential, is consistent with the Future Land Use map and adjacent uses.

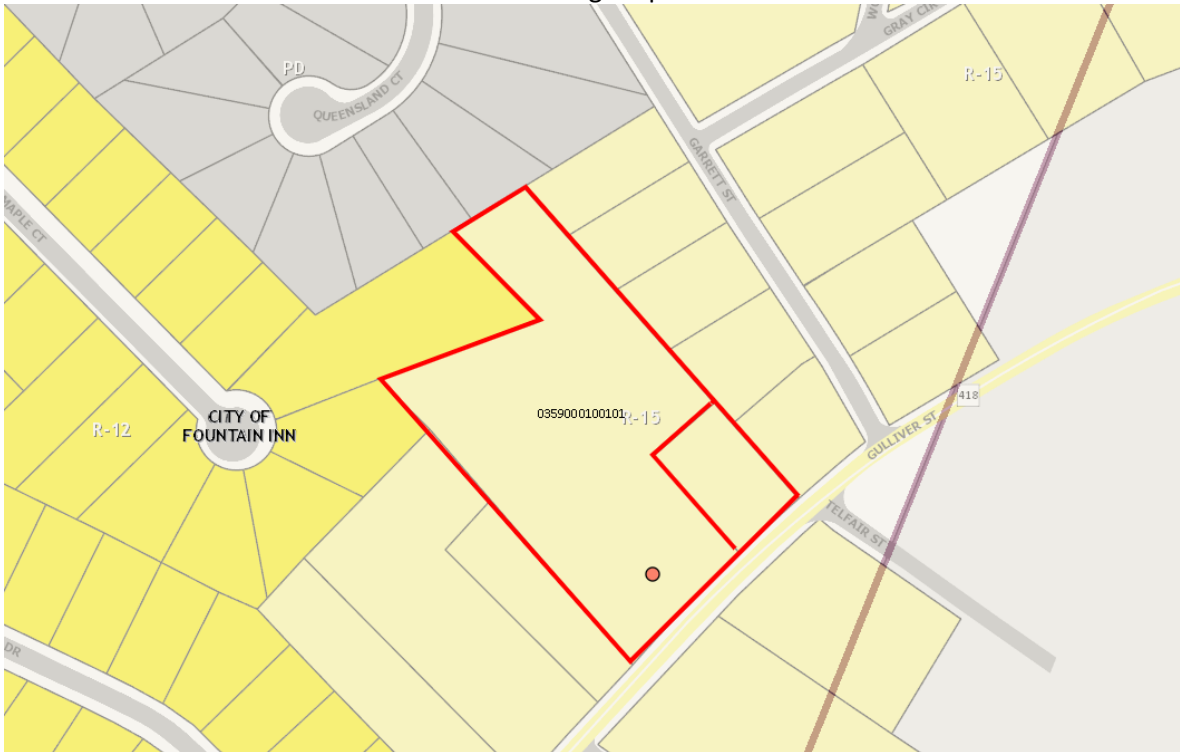
**STAFF
RECOMMENDATION:**

Staff recommends approval of the requested rezoning to R-12, Residential District.

Aerial map

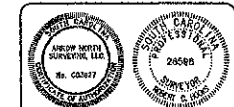


Zoning Map



I'm looking to switch zoning from R-15 to R-12 to allow me to build additional single family homes on this property. These will be roughly 3000 sq ft +/- custom homes.

Jim Greath



ROBERT C. HOOKS, P.S.
S.O. REG. NO. 28590

DATE