



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, May 23, 2024 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Minutes from the April 25, 2024 meeting
3. Public Hearings
 - a. SP-2024-02
Request: Preliminary Plan Approval
Tax Map: 0562020100201
Location: Parsons Road
 - b. SP-2024-03
Request: Approval of Road Names
Tax Map: 0553010000100
Location: Hunter Road
4. Adjourn

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

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

Minutes

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, April 25, 2024 – 6:00PM

1. Call to Order

Chairperson Stoddard calls the meeting to order at 6:00PM. Chairperson Stoddard, Commissioner McCraw, Commissioner Armstrong, Commissioner Flint, Commissioner Pease, and Commissioner Ellisor are all in attendance at this time. Quorum is established.

2. Approval of Minutes

- a. Commissioner Pease makes a motion to approve the minutes from Thursday, March 28, 2024. Commissioner Flint seconded the motion. The motion carried 6-0.

3. Public Hearings

- a. PZ-2024-05

Request: Rezoning

Tax Map: 0358000101400, 035800101401

Location: Hellams Street

Staff presented the case. Alex Zuendt with Zuendt Engineering provided further elaboration on the proposed project.

Public Comment

Kevin Price of the Inn Circle area, 208 Inn Circle, has expressed various concerns about the proposed project. This includes increased traffic, loss of green spaces, stormwater management issues, rapid growth and development in the area, and desire for better communication and notice regarding community changes and developments.

Ashley Riddle, address not mentioned, disagreed with the request, highlighting a contradiction in the InnVision plan which aims for bigger yards while the city is allowing the opposite. He expressed that this could cause the small-town atmosphere to disappear.

Nancy Garrison, address not mentioned, is concerned about potential consequences like increased traffic and impacts on schools. She expresses how the existing zoning was established for valid reasons and altering it could lead to problems.

Whitney Moss, lives at 301 Hellams Street, expresses concern about speeding in the area and worries about the safety of the students who walk there.

Mr. Epps, address not mentioned, appreciates the presence of greens spaces and notes that people prefer bigger lots.

Burke Shultz, lives at 103 Oakland Way, emphasizes his desire to maintain the community's health and well-being.

Staff explains that the City's Innvision Comprehensive Plan identifies this area as low to medium density which calls for less than 4 units per acre. This proposed plan provides for 3.13 units, so staff recommends approval of agenda item PZ-2024-05.

Staff addresses items discussed in meeting.

Commissioner Ellisor made a motion to approve. Commissioner Pease seconded that motion.

Chairperson Stoddard and Commissioner Pease spoke in opposition to the proposed development.

The motion carried 0-6.

b. SP-2024-02

Request: Preliminary Plat Approval

Tax Map: 0562020100201

Location: Parsons Road

Staff presented the case. The applicant Paul Gray responds to comments made by the public. He mentions efforts to incorporate affordable housing into the project.

Chairperson Stoddard and Mr. Gray discuss the adequacy of Parsons Street.

Commissioner Pease suggests tabling the request for further discussion.

Commissioners and Mr. Gray talk more in detail, particularly discussing the number of homes planned for the area.

Commissioner Pease made a motion to move the request to the June meeting.

Commissioner Armstrong seconded. The motion carried 4-2. The item has been moved to the May meeting.

4. Adjourn

Commissioner Ellisor made a motion to adjourn at 6:45PM. Commissioner McCraw seconded.

Staff reminds Board of questions for applicant. Commissioner Pease says he will email them.

The motion carried unanimously.



AGENDA

May 23, 2024

To: Planning Commission
From: Zoning Administrator, Dean Miller
Subject: SP-2024-02, Site Plan Review
Meeting Date: May 23, 2024
Type of Agenda Item: Revised Plan, Public Hearing
Attachments: Zoning Map
Aerial Map
Approved Preliminary Plan
Requested Preliminary Plan
Layout Comparison
Traffic Impact Study Conclusions
Traffic Impact Study Recommendations
Traffic Update Letter
Development Agreement

OWNER(S): Stanley Marrtin Homes LLC
AUTHORIZED REP: Alex Converse with Gray Engineering for
LOCATION: Parsons Road- 0562020100201
CURRENT ZONING: R-12, Residential
REQUEST: Approve revised plat for Hampton Chase/ Hampton Woods
SIZE OF PROPERTY: Approximately 79.5 acres

REQUEST

The City of Fountain Inn Planning Commission approved the Preliminary Plan for Hampton Woods/ Hampton Chase subdivision on October 4, 2021. Currently, Gray Engineering has submitted a plan that includes changes from the original approved plan for the subdivision. The proposed change is to reduce the lot sizes to accommodate an increase in density to include an additional 41 lots.

LOCATION & SITE DESCRIPTION

The parcel is located on Parsons Street south of Wilson Bridge Road and north of Highway 418. The Hampton Chase portion of the subdivision is located on the west side of Parsons Road while the Hampton Woods portion is located on the east side of the road.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the area of this tract of land as "Low to Medium Density Residential" The Low to Medium Density Residential designation is comprised of older and newer subdivisions, with interconnected streets typically lined with sidewalks and street trees on both sides served by public water and sewer. The density of development in this character area will vary based on the environmental features, but densities in new development should be less than 4 dwelling units per acre (gross density). Infill opportunities in this character area may include some isolated areas of attached housing at higher densities. Attached housing could also be allowed as part of planned developments that meet designated standards or go through the Flexible Review District (FRD) process.

ZONING DISTRICT

R-12 Residential Districts - These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the residential nature of the area included in the districts.

PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES

Section 11:2. - Functions, Powers, and Duties of Local Planning Commission

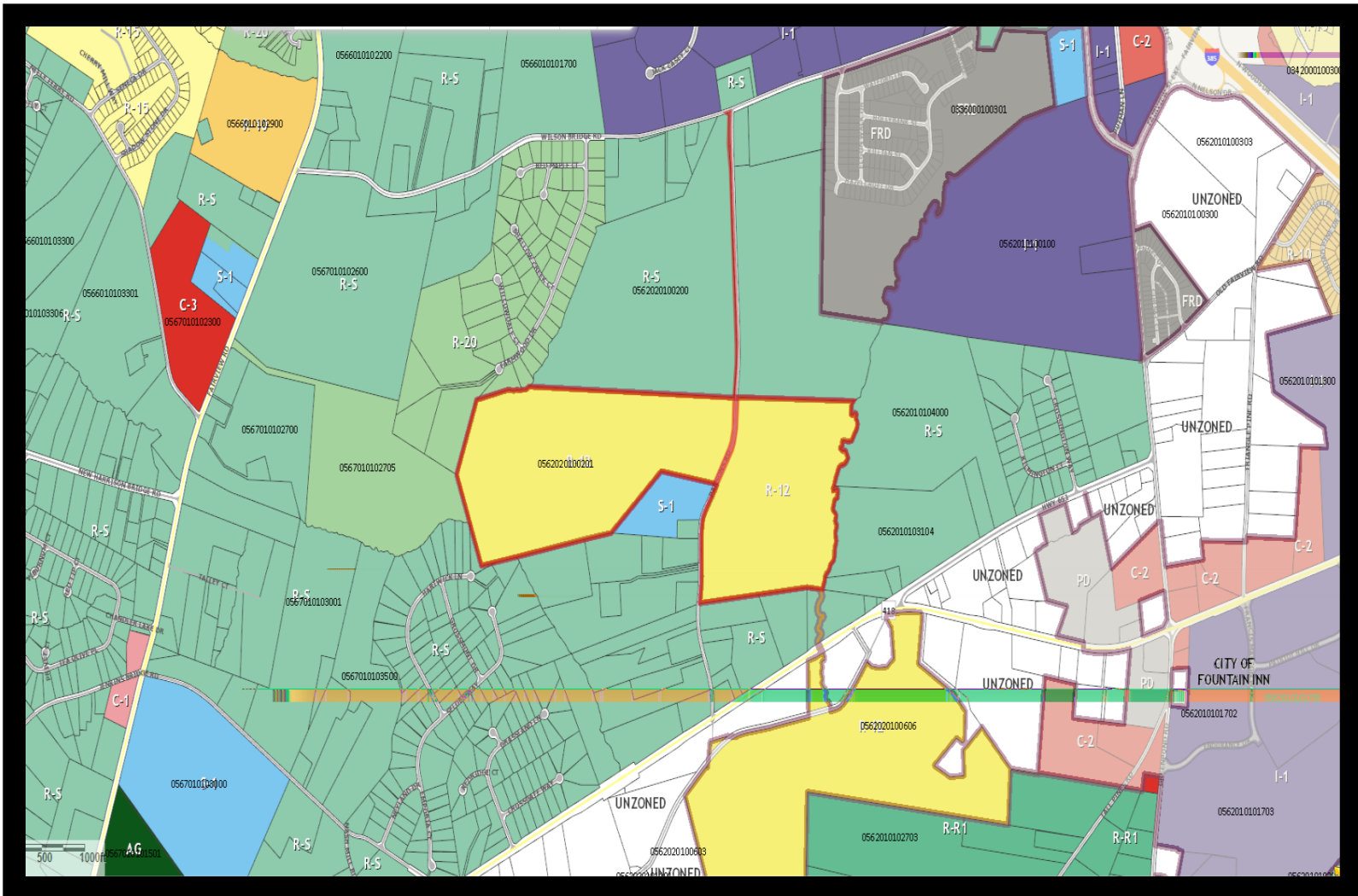
- A. It is the function and duty of the Fountain Inn Planning Commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the City of Fountain Inn
- B. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
- C. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation.
- D. The Fountain Inn Planning Commission shall have all authority and duties set forth in S.C. Code § 6-29-340, and as may be necessary to the proper use and planning within the City of Fountain Inn.

STAFF COMMENTS

The City's INNvision Comprehensive Plan identifies the parcel as "Low to Medium Density". The suggested density for this area is less than 4 dwelling units per acre. The zoning district R-12 allows for a density of 3.63 units per acre. The original approved plan for Hampton Chase consisted of a density of 1.66 units per acre. The proposed new plan will allow for a density of 2.13 units per acre.

RECOMMENDED MOTION: *It is the Staff's position the Planning Commission, recommend approval of the requested revised plat for agenda item SP-2024-02.*

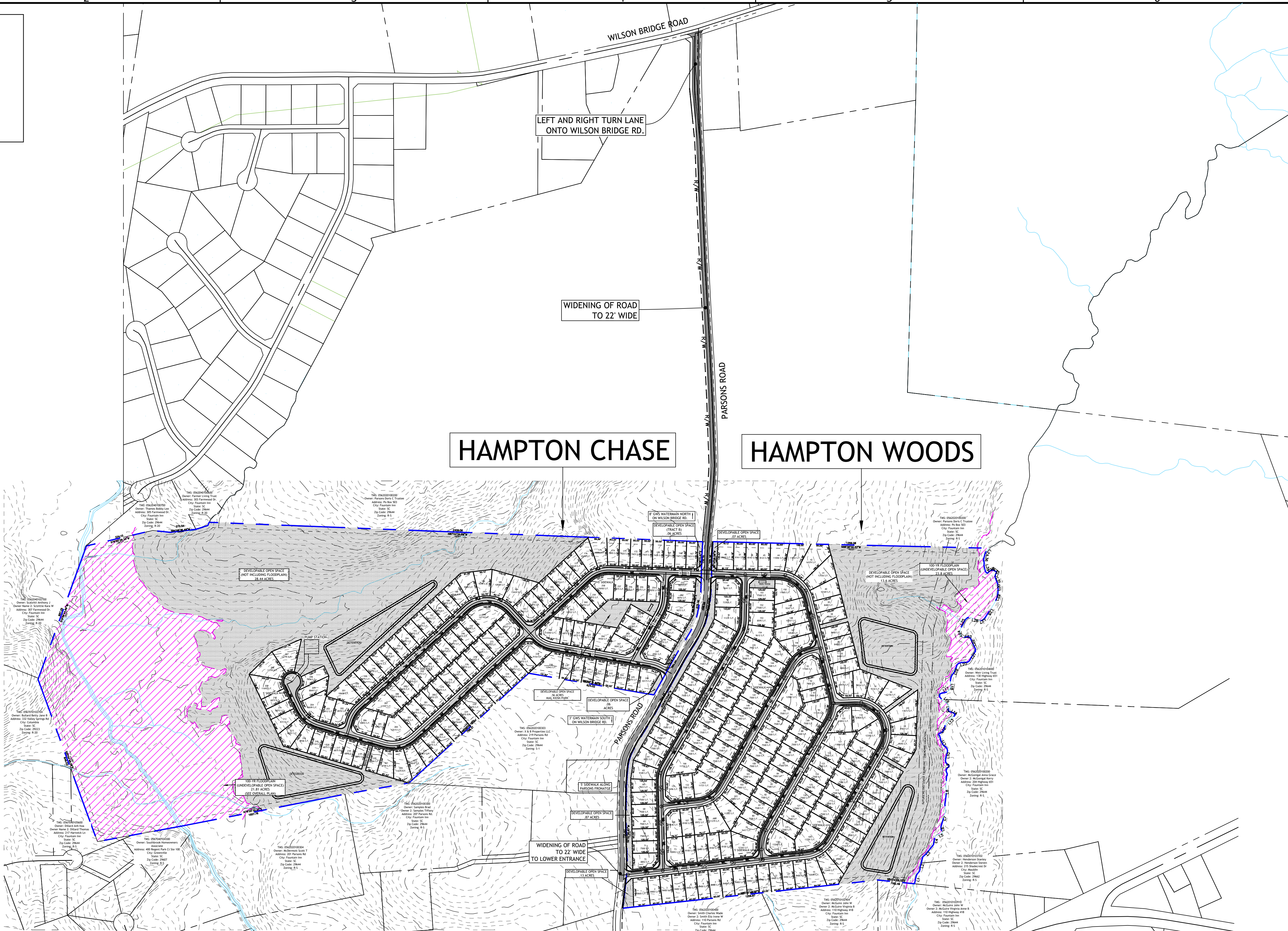
ZONING MAP



AERIAL MAP



ORIGINAL PLAN



STAKEOUT PLAN LEGEND	
	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	INTERNAL PROPERTY LINES
	NEW ROAD
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	OPEN SPACE

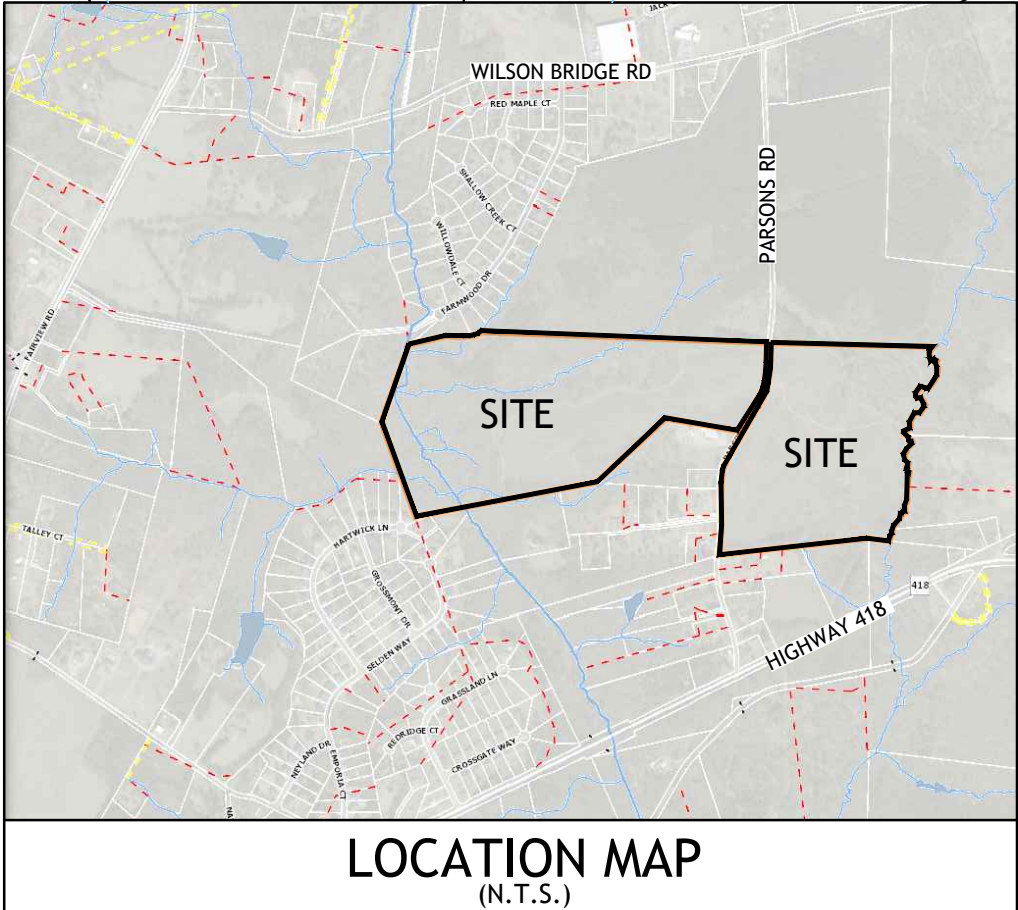
HATCHING LEGEND	
	DEVELOPABLE OPEN SPACE (REQUIRED)
	UNDEVELOPABLE OPEN SPACE (REQUIRED)
	COMMON AREA (NOT REQUIRED)
	PROPOSED PUBLIC ROADS

Road Curve Table			
Curve #	Length	Radius	Delta
RC1	32.790	155.000	12.1207
RC2	26.717	155.000	9.8759
RC3	68.798	155.000	25.4311
RC4	229.499	155.000	84.8343
RC5	82.772	155.000	30.5968
RC6	84.913	155.000	31.3880
RC7	158.561	155.000	58.6120
RC8	86.686	155.000	32.0434
RC9	86.557	155.000	31.9960

SETBACKS	
FRONT: 20	
SIDE: 0	
REAR: 0	
EXTERIOR: 25	
PARSONS RD: 30	

- MISCELLANEOUS PRELIMINARY PLAT NOTES:
- UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
 - LOCATION OF GAS AND OTHER UTILITIES ARE UNKNOWN AT THIS TIME.

- NEW PUBLIC ROAD NOTES:
- ALL NEW ROAD RIGHT-OF-WAYS WILL BE 44' WIDE, (UNLESS OTHERWISE NOTED)
 - ALL NEW ROADS WILL BE 24' WIDE ASPHALT WITH CURB AND GUTTER, (UNLESS OTHERWISE NOTED)
 - ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 50'
 - ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'
 - ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 40'
- GENERAL NOTES:
- A FENCED DETENTION POND CANNOT BE COUNTED TOWARD MEETING THE OPEN SPACE REQUIREMENT FOR A CLUSTER DEVELOPMENT.
 - IF LOTS AND ROADS ARE ELEVATED USING FILL, FILL SLOPES MAY NOT EXTEND INTO "OPEN SPACE" AREAS. OPEN SPACE IS TO REMAIN UNDISTURBED.
 - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 - A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - THIS DEVELOPMENT WILL MEET CITY OF FOUNTAIN INN MINIMUM PARKING REQUIREMENTS.



HAMPTON WOODS & HAMPTON CHASE

PRELIMINARY PLAT

TYPE OF DEVELOPMENT: R-12 (CLUSTER)

TAX MAP #: 0562020100201

DEVELOPER/APPLICANT	ENGINEER
CROWN LAND DEVELOPMENT LLC NICK FRANCHINA 4113 E. NORTH ST. GREENVILLE, SC 29615 864-322-8282	GRAY ENGINEERING ZACH JOHNSON, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027

NO.	DATE	BY	REVISION
A	8/27/2023	BWK	OVERALL PRELIMINARY PLAT SUBMITTAL

Gray Engineering
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

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PRELIMINARY PLAT

HAMPTON WOODS & HAMPTON CHASE

CITY OF FOUNTAIN INN
GREENVILLE, SC

PARSONS ROAD

SCALE: 1" = 250'

PROJECT MANAGER: REG

DRAWN BY: CJR

PROJECT DATE: 3/22/21

JOB No.: 2021030

PLOT DATE: 8/30/21

SHEET

OV-1

ORIGINAL PLAN

TMS: 0562020100200
Owner: Parsons Doris C Trustee
Address: Po Box 503
City: Fountain Inn
State: SC
Zip Code: 29644
Zoning: R-5

8" GWS WATERMAIN NORTH
ON WILSON BRIDGE RD.

DEVELOPABLE OPEN SPACE
(TRACT B)
.06 ACRES

DEVELOPABLE OPEN SP
.07 ACRES

DEVELOPABLE OPEN SPACE
(NOT INCLUDING FLOODPLAIN)
28.44 ACRES

LOCATION MAP
(N.T.S.)

HAMPTON
(SE)

DEVELOPABLE OPEN SPACE
MAIL KIOSK/PARK
.56 ACRES

DEVELOPABLE OPEN SPACE
.06 ACRES

3" GWS WATERMAIN SOUTH
ON WILSON BRIDGE RD.

TMS: 0562020100303
Owner: X & B Properties LLC
Address: 219 Parsons Rd
City: Fountain Inn
State: SC
Zip Code: 29644
Zoning: S-1

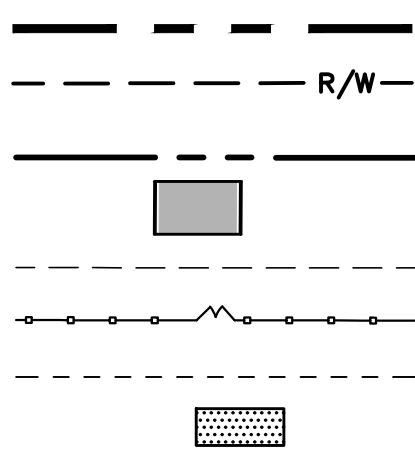
5' SIDEWALK ALONG
PARSONS FRONTAGE

DEVELOPABLE OPEN SPACE
.87 ACRES

HAMPTON WOODS
(SEE CV-1B)

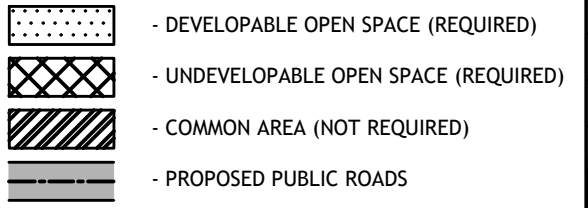
TMS: 0562020100300
Owner: Samples Brad
Owner 2: Samples Tiffany
Address: 207 Parsons Rd.
City: Fountain Inn
State: SC
Zip Code: 29644
Zoning: R-5

STAKEOUT PLAN LEGEND



PROPERTY BOUNDARY
SCDDT RIGHT-OF-WAY
INTERNAL PROPERTY LINES
NEW ROAD
DRAINAGE/UTILITY EASEMENTS
4' HIGH SAFETY FENCE
SETBACK
OPEN SPACE

HATCHING LEGEND



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RC9	86.557	155.000	31.9960

DENSITY TABLE:

ZONING: R-12
GROSS ACRES: 79.5 ACRES
REQUIRED DENSITY: 3.6 LOTS/ACRE
REQUIRED OPEN SPACE: 11.9 AC (15% OS)
PROVIDED OPEN SPACE: 51.17 AC (64% OS)
DEVELOPABLE LAND: 28.44 AC
FLOODPLAIN: 21.81 ACRES
TOTAL # OF NEW LOTS: 132
ACTUAL SITE DENSITY: 1.66 LOTS/AC

SETBACKS

FRONT: 20
SIDE: 0
REAR: 0
EXTERIOR: 25'
PARSONS RD: 30'

MISCELLANEOUS PRELIMINARY PLAT NOTES:

- UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
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HAMPTON CHASE

PRELIMINARY PLAT

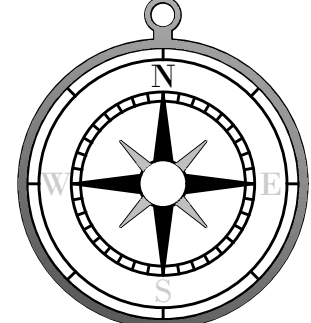
TYPE OF DEVELOPMENT: R-12 (CLUSTER)

TAX MAP #: 0562020100201

NO. OF ACRES: 79.5 ACRES NEW ROAD: .94 MI
NO. OF LOTS/UNITS: 132 LOTS DATE: 8/18/21

DEVELOPER/APPLICANT
CROWN LAND DEVELOPMENT LLC
NICK FRANCHINA
4113 E. NORTH ST.
GREENVILLE, SC 29615
864-322-8282

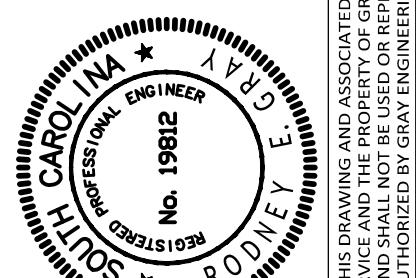
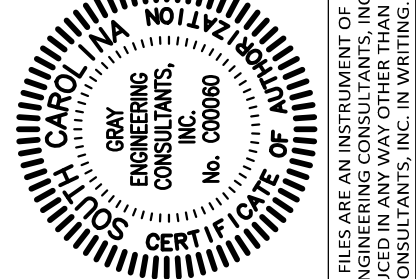
ENGINEER
GRAY ENGINEERING
ZACH JOHNSON, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027



SCALE: 1" = 100'
PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 3/22/21
JOB No.: 2020030
PLOT DATE: 8/27/21

SHEET
CV-1A

Gray
Engineering



GREENVILLE COUNTY
GREENVILLE, SC

HAMPTON CHASE

WOODBRUFF ROAD
AND LAURENS ROAD

NO.	DATE	BY	REVISION
A	8/20/21	BWK	GREENVILLE COUNTY PRELIMINARY PLAT

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027, FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

SC COA # 000060 NC COA # C-1217 GA COA # PFD001941 TN COA # 0410819

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GREENVILLE COUNTY
GREENVILLE, SC

HAMPTON CHASE

WOODBRUFF ROAD
AND LAURENS ROAD

NO.	DATE	BY	REVISION
A	8/20/21	BWK	GREENVILLE COUNTY PRELIMINARY PLAT

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SC COA # 000060 NC COA # C-1217 GA COA # PFD001941 TN COA # 0410819

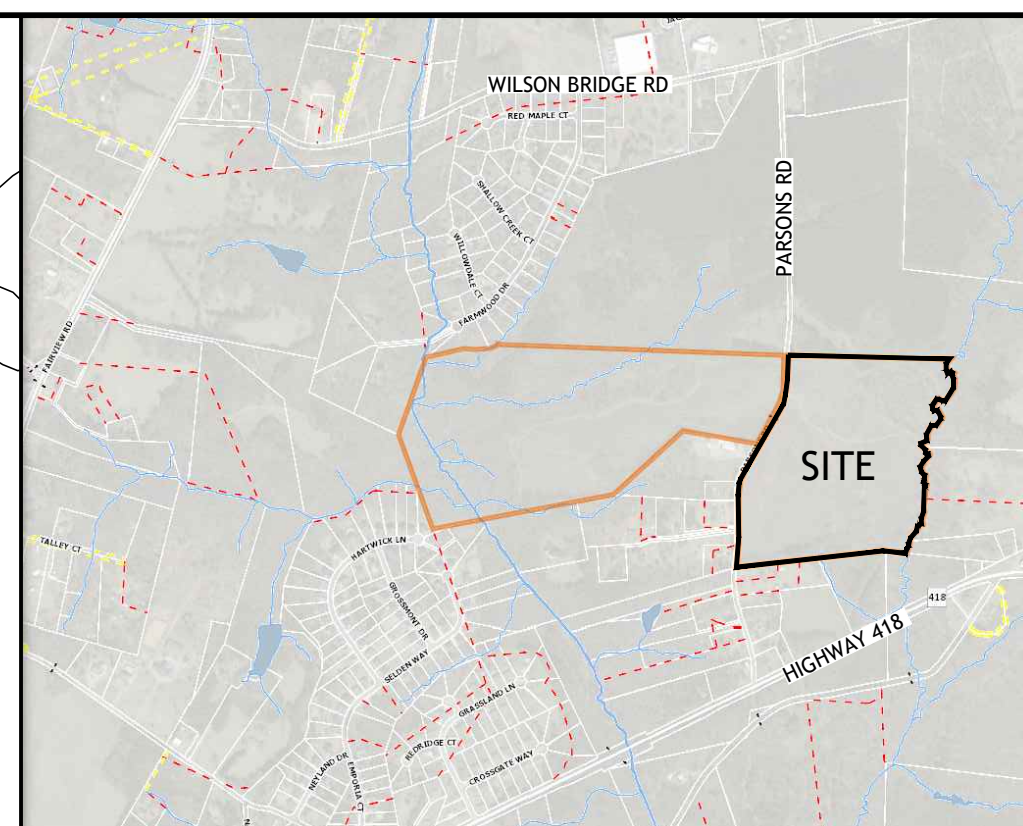
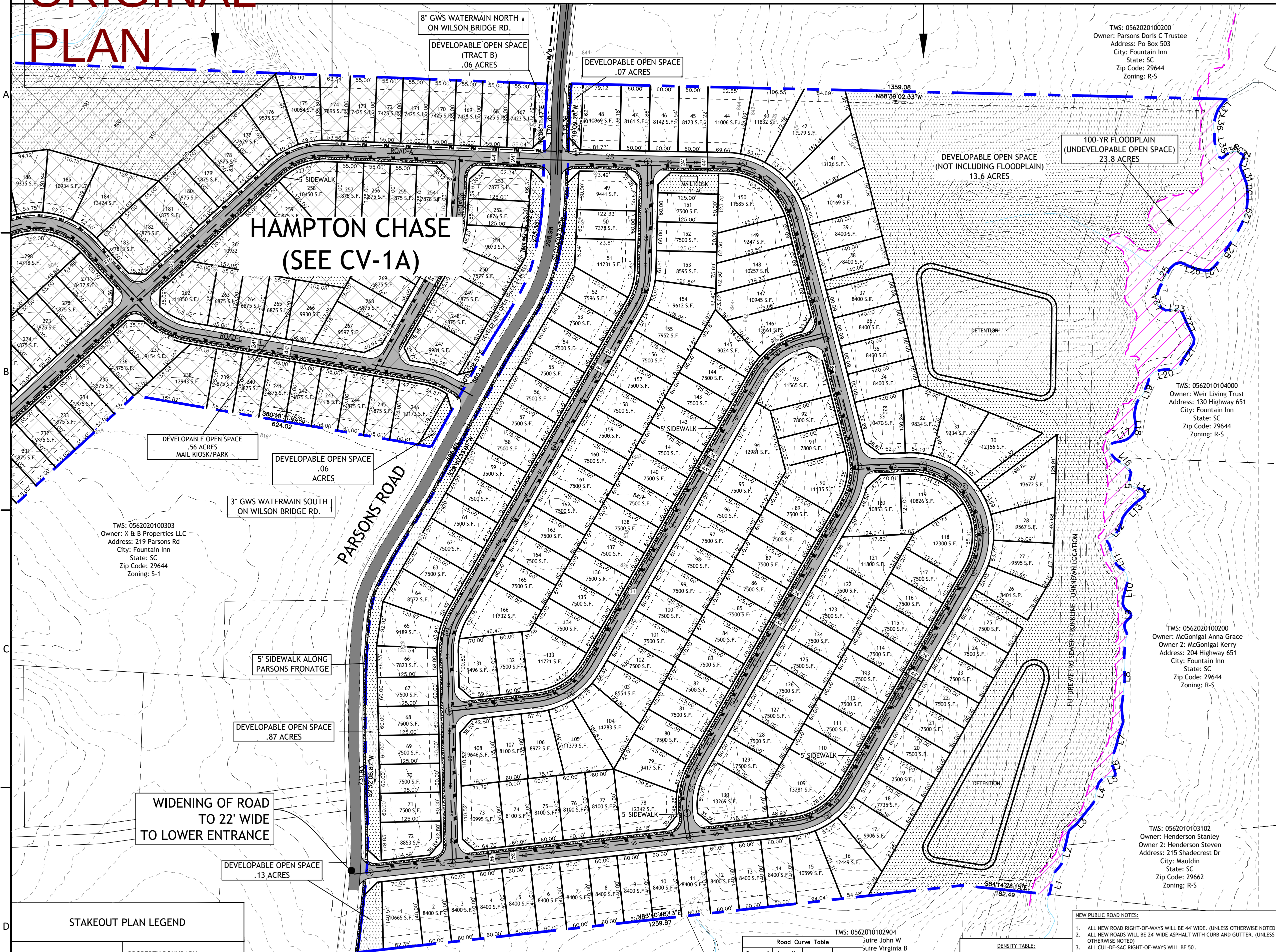
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GREENVILLE COUNTY
GREENVILLE, SC

HAMPTON CHASE

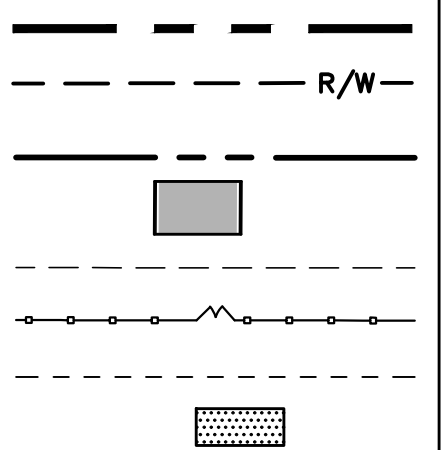
WOODBRUFF ROAD
AND LAURENS ROAD

ORIGINAL PLAN



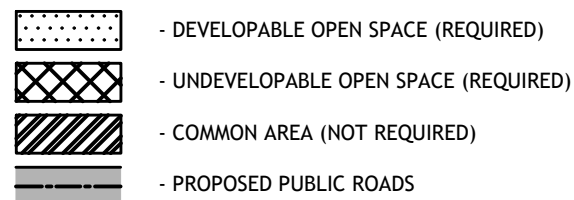
LOCATION MAP
(N.T.S.)

STAKEOUT PLAN LEGEND



PROPERTY BOUNDARY
SCDOT RIGHT-OF-WAY
INTERNAL PROPERTY LINES
NEW ROAD
DRAINAGE/UTILITY EASEMENTS
4' HIGH SAFETY FENCE
SETBACK
OPEN SPACE

HATCHING LEGEND



DEVELOPABLE OPEN SPACE (REQUIRED)
UNDEVELOPABLE OPEN SPACE (REQUIRED)
COMMON AREA (NOT REQUIRED)
PROPOSED PUBLIC ROADS

Road Curve Table				
Curve #	Length	Radius	Delta	
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RC7	158.561	155.000	58.6120	
RC8	86.886	155.000	32.0434	
RC9	86.557	155.000	31.9960	

TMS: 0562010102904
Owner: John W. Virginia
Address: 110 Parsons Rd
City: Fountain Inn
State: SC
Zip Code: 29644
Zoning: R-5

SETBACKS
FRONT: 20
SIDE: 0
REAR: 0
EXTERIOR: 25
PARSONS RD: 30

MISCELLANEOUS PRELIMINARY PLAT NOTES:

- UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
- LOCATION OF GAS AND OTHER UTILITIES ARE UNKNOWN AT THIS TIME.

DENSITY TABLE:
ZONING: R-12
GROSS ACRES: 56.5 ACRES
REQUIRED DENSITY: 3.6 LOTS/ACRE
REQUIRED OPEN SPACE: 8.48 AC (15% OF DEVELOPABLE LAND)
DEVELOPABLE LAND: 13.87 AC
FLOODPLAIN: 23.8 ACRES
TOTAL # OF NEW LOTS: 166
ACTUAL SITE DENSITY: 2.93 LOTS/AC

NEW PUBLIC ROAD NOTES:

- ALL NEW ROAD RIGHT-OF-WAYS WILL BE 44' WIDE, (UNLESS OTHERWISE NOTED).
- ALL NEW ROADS WILL BE 24' WIDE ASPHALT WITH CURB AND GUTTER, (UNLESS OTHERWISE NOTED).
- ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 50'.
- ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'.
- ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 40'.

- GENERAL NOTES:
- A FENCED DETENTION POND CANNOT BE COUNTED TOWARD MEETING THE OPEN SPACE REQUIREMENT FOR A CLUSTER DEVELOPMENT.
 - IF LOTS AND ROADS ARE ELEVATED USING FILL, FILL SLOPES MAY NOT EXTEND INTO "OPEN SPACE" AREAS. OPEN SPACE IS TO REMAIN UNDISTURBED.
 - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
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 - THIS DEVELOPMENT WILL MEET CITY OF FOUNTAIN INN MINIMUM PARKING REQUIREMENTS.

HAMPTON WOODS

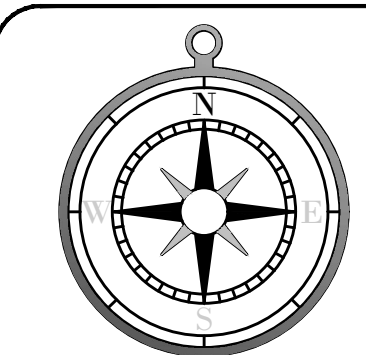
PRELIMINARY PLAT

TYPE OF DEVELOPMENT: R-12 (CLUSTER)
TAX MAP #: 0562020100201

NO. OF ACRES: 56.5 ACRES
NEW ROAD: 1.3 MI
NO. OF LOTS/UNITS: 166 LOTS
DATE: 8/18/21

DEVELOPER/APPLICANT
CROWN LAND DEVELOPMENT LLC
NICK FRANCHINA
4113 E. NORTH ST.
GREENVILLE, SC 29615
864-322-8282

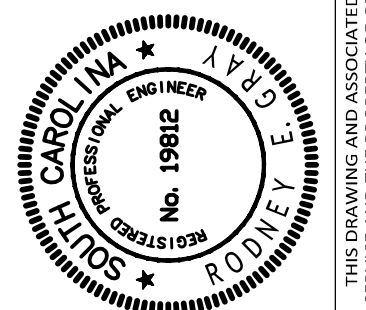
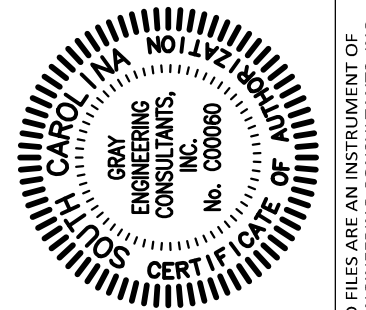
ENGINEER
GRAY ENGINEERING
ZACH JOHNSON, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027



SCALE: 1" = 100'
PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 3/22/21
JOB No.: 2020030
PLOT DATE: 8/27/21

SHEET
CV-1B

NO.	DATE	BY	REVISION
A	8/20/21	BWK	GREENVILLE COUNTY PRELIMINARY PLAT SUBMITTAL



STAKEOUT PLAN
HAMPTON WOODS
CITY OF FOUNTAIN INN
GREENVILLE, SC
PARSONS ROAD

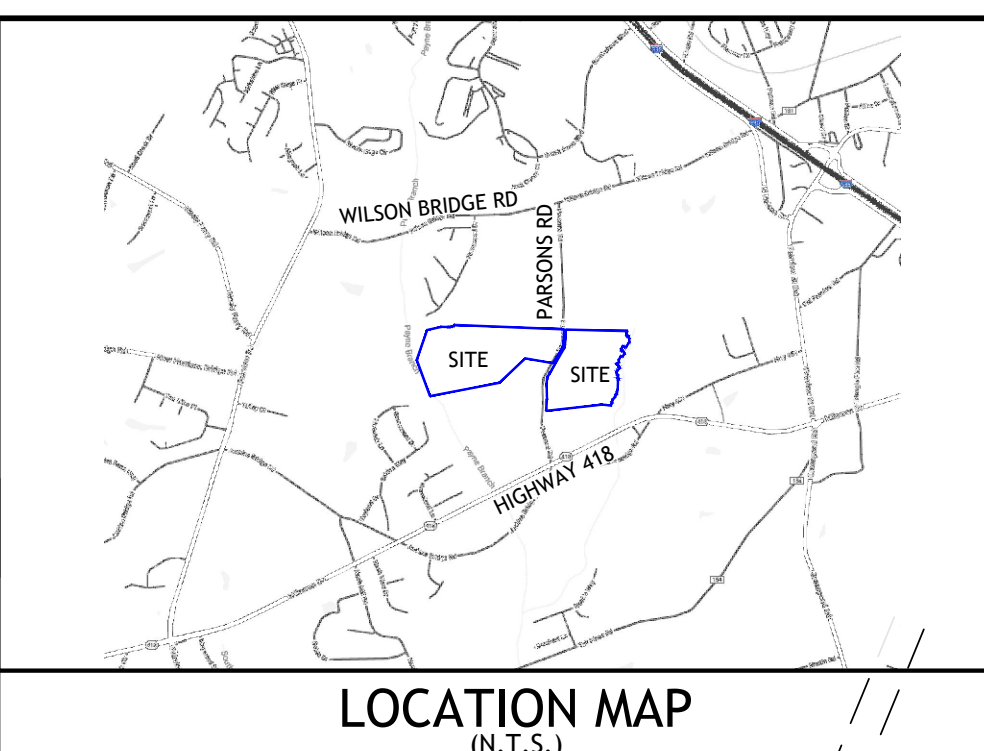
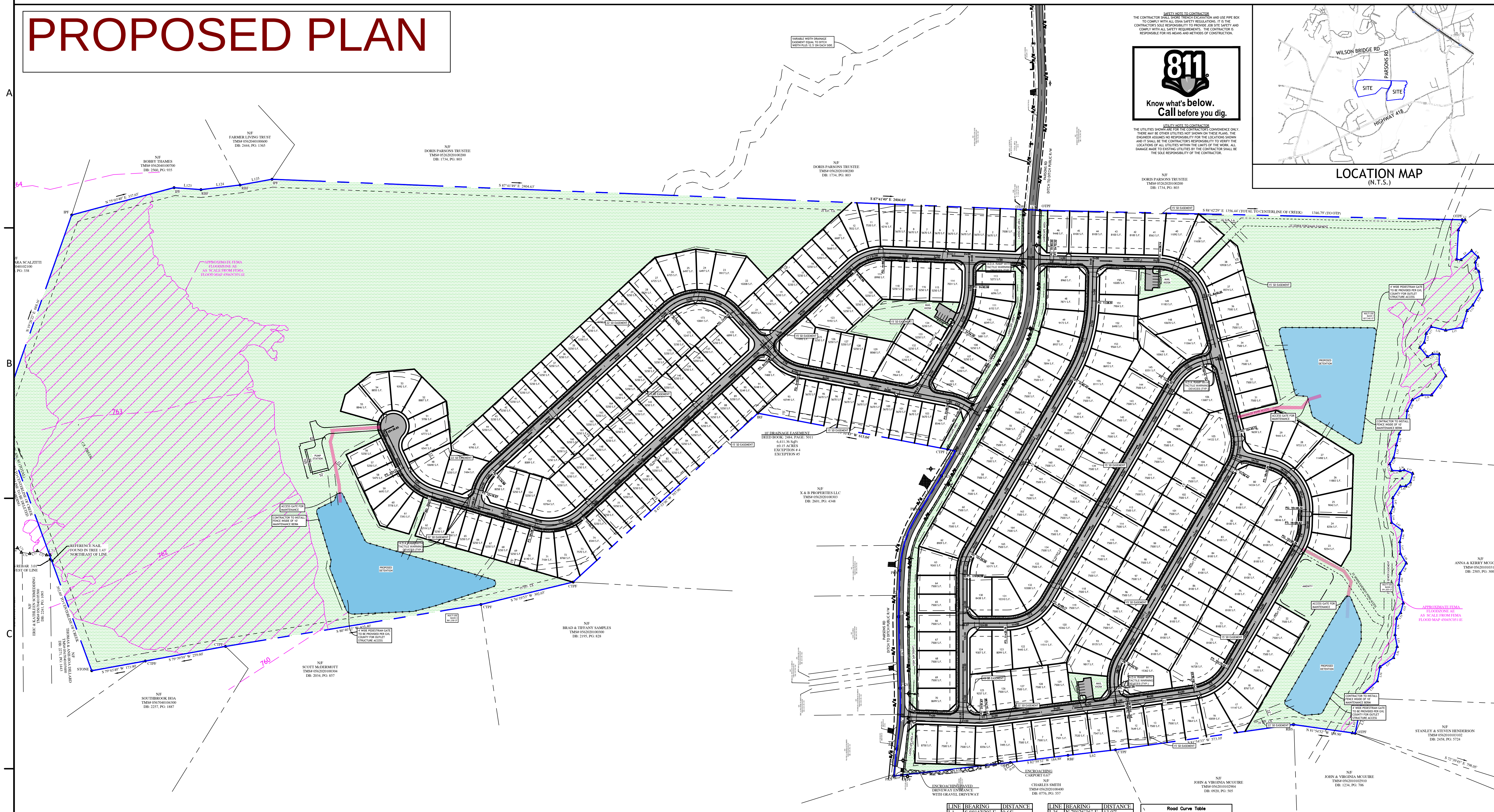
STAKEOUT PLAN
HAMPTON WOODS
CITY OF FOUNTAIN INN
GREENVILLE, SC
PARSONS ROAD

STAKEOUT PLAN
HAMPTON WOODS
CITY OF FOUNTAIN INN
GREENVILLE, SC
PARSONS ROAD

STAKEOUT PLAN
HAMPTON WOODS
CITY OF FOUNTAIN INN
GREENVILLE, SC
PARSONS ROAD

STAKEOUT PLAN
HAMPTON WOODS
CITY OF FOUNTAIN INN
GREENVILLE, SC
PARSONS ROAD

PROPOSED PLAN



STAKEOUT PLAN LEGEND	
	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	R/W
	INTERNAL PROPERTY LINES
	NEW ROAD
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	OPEN SPACE

HATCHING LEGEND	
	DEVELOPABLE OPEN SPACE (REQUIRED)
	UNDEVELOPABLE OPEN SPACE (REQUIRED)
	COMMON AREA (NOT REQUIRED)
	PROPOSED PUBLIC ROADS

SETBACKS	
FRONT: 20	
SIDE: 0	
REAR: 0	
PARSONS RD: 30'	

- MISCELLANEOUS PRELIMINARY PLAT NOTES:
- UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
 - LOCATION OF GAS AND OTHER UTILITIES ARE UNKNOWN AT THIS TIME.

- NEW PUBLIC ROAD NOTES:
- ALL NEW ROAD RIGHT-OF-WAYS WILL BE 44' WIDE, (UNLESS OTHERWISE NOTED).
 - ALL NEW ROADS WILL BE 24' WIDE ASPHALT WITH CURB AND GUTTER, (UNLESS OTHERWISE NOTED).
 - ALL CUL-DE-SAC RIGHT-OF-WAYS WILL BE 50'.
 - ALL STANDARD CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 35'.
 - ALL TEAR-DROP CUL-DE-SAC ASPHALT WILL BE A RADIUS OF 40'.
- GENERAL NOTES:
- A FENCED DETENTION POND CANNOT BE COUNTED TOWARD MEETING THE OPEN SPACE REQUIREMENT FOR A CLUSTER DEVELOPMENT.
 - IF LOTS AND ROADS ARE ELEVATED USING FILL, FILL SLOPES MAY NOT EXTEND INTO "OPEN SPACE" AREAS. OPEN SPACE IS TO REMAIN UNDISTURBED.
 - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE NOTED.
 - A STORMWATER MANAGEMENT PLAN AND SEDIMENT REDUCTION PLAN HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - THIS DEVELOPMENT WILL MEET CITY OF FOUNTAIN INN MINIMUM PARKING REQUIREMENTS.

LINE	BEARING	DISTANCE
1	N 88°42'30"E	0.65
2	S 85°31'24"E	7.49
3	S 78°20'40"W	32.17
4	S 80°11'00"W	03.46
5	S 88°46'36"E	13.64
6	N 49°09'36"E	44.59
7	S 45°10'45"E	20.81
8	S 30°37'59"W	17.99
9	S 05°38'19"E	20.22
10	S 43°16'28"E	13.86
11	S 09°37'32"E	59.38
12	S 30°20'59"W	37.28
13	S 46°10'06"W	14.76
14	S 16°48'28"W	55.78
15	S 06°06'18"W	52.04
16	S 13°40'07"E	60.75
17	S 37°05'22"W	27.00
18	S 11°48'07"W	20.59
19	S 41°58'09"W	21.25
20	S 38°57'57"E	38.49
21	N 60°55'53"E	18.49
22	S 89°24'13"E	21.40
23	S 00°16'12"W	32.49
24	S 29°19'57"E	42.90
25	S 36°27'24"W	15.47
26	S 89°07'31"W	31.19
27	S 62°41'44"W	33.92
28	S 75°46'50"W	18.22
29	S 06°49'23"W	33.87
30	S 28°10'49"W	46.27
31	S 14°02'23"W	36.26
32	S 11°53'58"W	41.29
33	S 31°53'04"W	24.02
34	S 19°05'55"E	21.43
35	S 87°18'49"E	26.32

LINE	BEARING	DISTANCE
36	N 70°26'36"E	12.07
37	S 68°07'46"E	20.31
38	S 15°15'08"W	20.04
39	S 80°55'53"W	10.59
40	S 88°46'36"W	17.33
41	S 32°55'51"E	45.74
42	S 01°10'58"E	22.55
43	S 19°54'33"W	21.93
44	S 06°03'54"E	30.91
45	S 12°13'44"W	37.27
46	S 02°48'41"E	37.86
47	S 12°25'55"E	55.91
48	S 30°51'17"W	38.81
49	S 06°43'07"W	35.20
50	S 13°40'07"E	60.75
51	S 37°05'22"W	27.00
52	S 11°48'07"W	20.59
53	S 41°58'09"W	21.25
54	S 38°57'57"E	38.49
55	N 60°55'53"E	18.49
56	S 89°24'13"E	21.40
57	S 00°16'12"W	32.49
58	S 29°19'57"E	42.90
59	S 36°27'24"W	15.47
60	S 89°07'31"W	31.19
61	S 62°41'44"W	33.92
62	S 75°46'50"W	18.22
63	S 06°49'23"W	33.87
64	S 28°10'49"W	46.27
65	S 14°02'23"W	36.26
66	S 11°53'58"W	41.29
67	S 31°53'04"W	24.02
68	S 19°05'55"E	21.43
69	S 87°18'49"E	26.32
70	N 70°26'36"E	12.07

Curve #	Length	Radius	Delta
C1	23.312	150,000	8.9045
C2	2.836	150,000	1.0831
C3	135.489	150,000	51.7530
C4	74.496	150,000	28.4553
C5	202.503	150,000	77.3506
C6	97.295	150,000	37.1640
C7	116.317	150,000	44.4298
C8	194.869	150,000	74.4344
C9	12.217	1000,000	0.7000
C10	119.303	150,000	45.5702
C11	251.888	500,000	28.8642
C12	156.613	150,000	59.8217
C13	79.007	150,000	30.1785
C14	132.286	253,000	29.9805
C15	48.542	150,000	18.5416
C16	96.225	150,000	36.7554
C17	117.137	150,000	44.7428
C18	235.619	150,000	90.0000
C19	153.945	150,000	58.8026
C20	81.875	150,000	31.1974
C21	125.934	150,000	48.1034

HAMPTON WOODS & HAMPTON CHASE

PRELIMINARY PLAT

TYPE OF DEVELOPMENT: R-12 (CLUSTER)

TAX MAP #: 0562020100201

DEVELOPER/APPLICANT
STANLEY MARTIN HOMES, LLC
430 ROPER MOUNTAIN ROAD
SUITE F
GREENVILLE, SC 29615
ATTN: PAUL GRAY

ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

SURVEYOR
COLE LAND SURVEYING, LLC
658 POTTER ROAD
GAFFNEY, SC 29341
(864) 809 - 4483

NO. DATE BY
A 8/27/2021 BMK OVERALL PRELIMINARY PLAT SUBMITTAL

REVISION

132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

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PRELIMINARY PLAT

HAMPTON WOODS & HAMPTON CHASE

CITY OF FOUNTAIN INN
GREENVILLE, SC

PARSONS ROAD

SCALE: 1" = 150'

PROJECT MANAGER: REG

DRAWN BY: CJR

PROJECT DATE: 3/22/21

JOB No.: 2021030

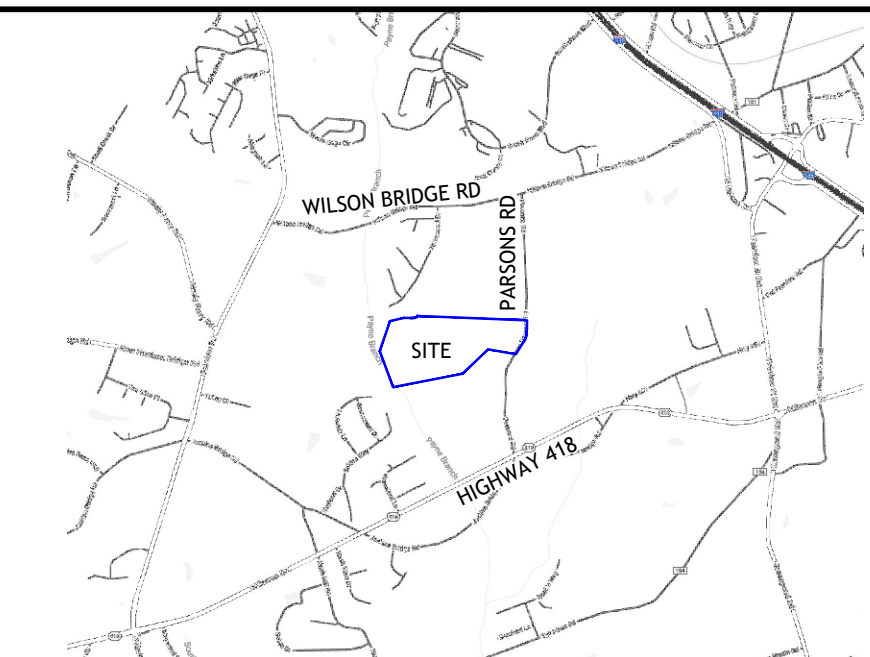
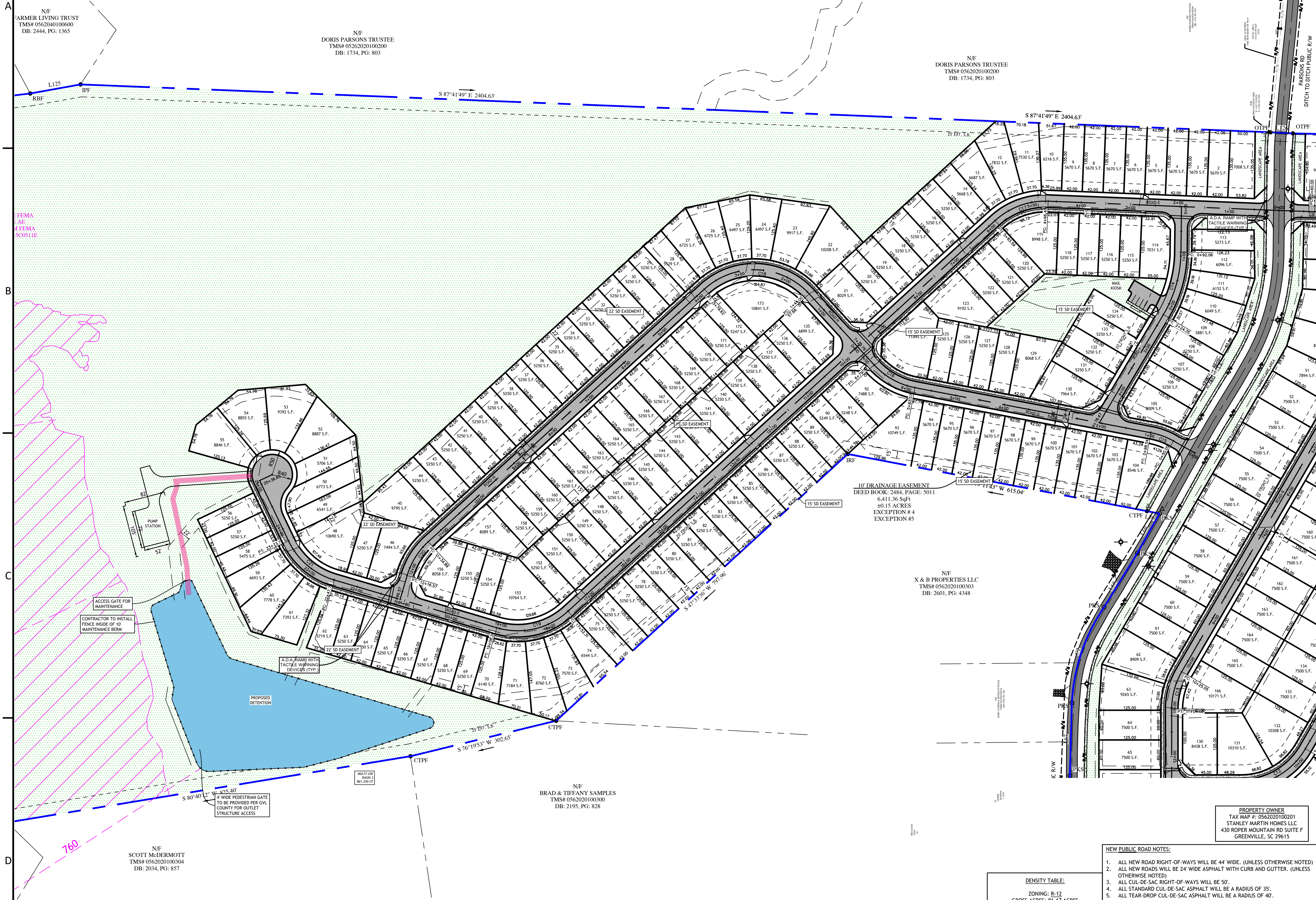
PLOT DATE: 4/18/24

CV-1

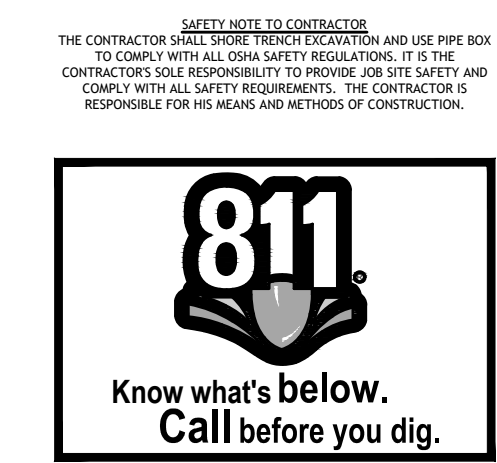
202030-D10.dwg

Page 12 of 33

PROPOSED PLAN



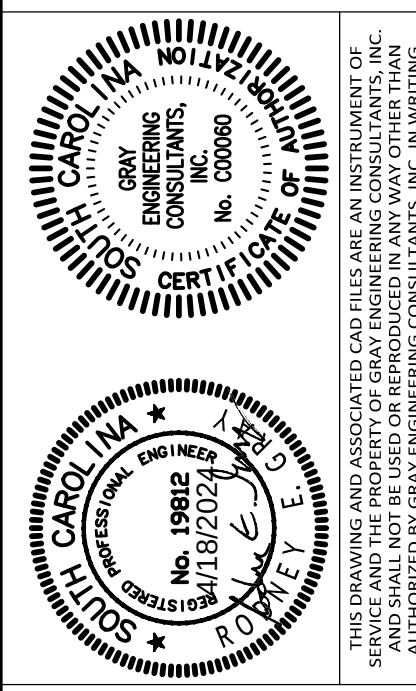
STAKEOUT PLAN LEGEND	
	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	INTERNAL PROPERTY LINES
	NEW ROAD
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	OPEN SPACE



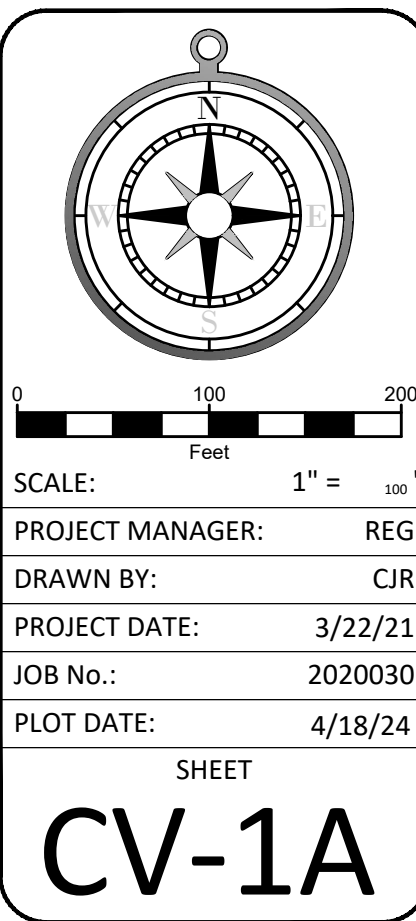
UTILITY NOTE TO CONTRACTOR
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HAMPTON CHASE		
TYPE OF DEVELOPMENT: R-12 (CLUSTER)		
TAX MAP #: 0562020100201		
NO. OF ACRES: 81.17 ACRES	NEW ROAD: .95 MI	
NO. OF LOTS/UNITS: 123 LOTS	DATE: 4/18/24	
DEVELOPER/APPLICANT STANLEY MARTIN HOMES, LLC 430 ROPER MOUNTAIN ROAD SUITE F GREENVILLE, SC 29615 ATTN: PAUL GRAY	ENGINEER GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR COLE LAND SURVEYING, LLC 858 POTTER ROAD GAFFNEY, SC 29341 (864) 809 - 4483

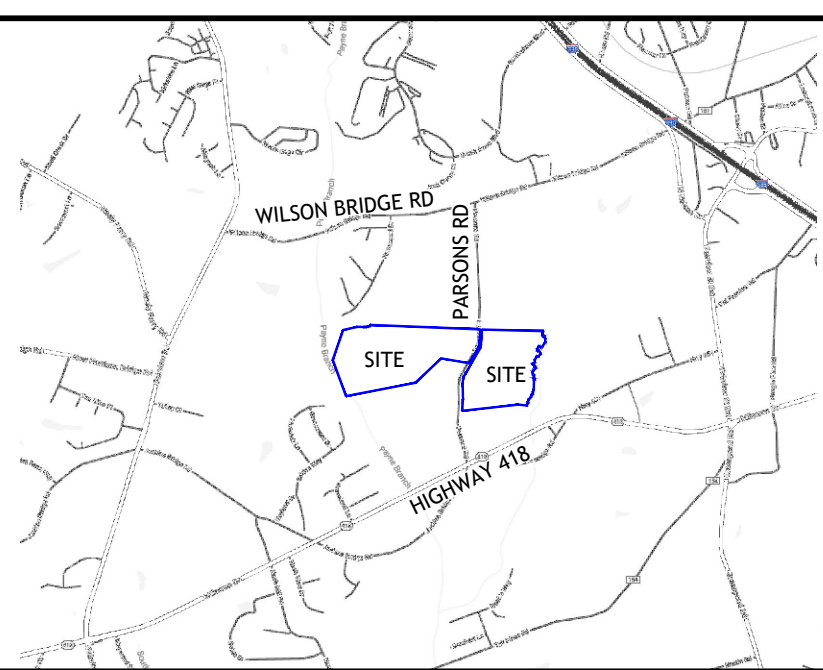
NO.	DATE	BY	REVISION
A	8/20/21	BWK	GREENVILLE COUNTY PRELIMINARY PLAT



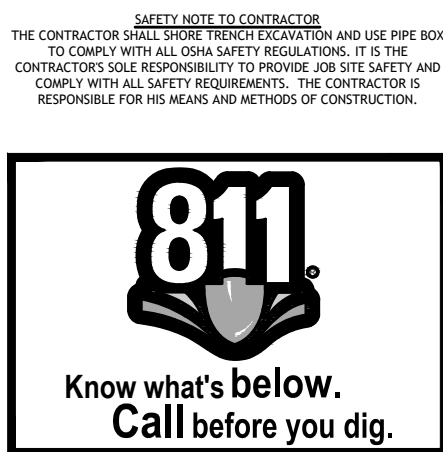
STAKEOUT PLAN
HAMPTON CHASE
GREENVILLE COUNTY
GREENVILLE, SC
WOODRUFF ROAD
AND LAURENS ROAD



PROPOSED PLAN



STAKEOUT PLAN LEGEND	
	PROPERTY BOUNDARY
	SCDOT RIGHT-OF-WAY
	INTERNAL PROPERTY LINES
	NEW ROAD
	DRAINAGE/UTILITY EASEMENTS
	4' HIGH SAFETY FENCE
	SETBACK
	OPEN SPACE



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- NEW PUBLIC ROAD NOTES:
- ALL NEW ROAD RIGHT-OF-WAYS WILL BE 44' WIDE. (UNLESS OTHERWISE NOTED)
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 - THIS DEVELOPMENT WILL MEET CITY OF FOUNTAIN INN MINIMUM PARKING REQUIREMENTS.

HATCHING LEGEND	
	DEVELOPABLE OPEN SPACE (REQUIRED)
	UNDEVELOPABLE OPEN SPACE (REQUIRED)
	COMMON AREA (NOT REQUIRED)
	PROPOSED PUBLIC ROADS

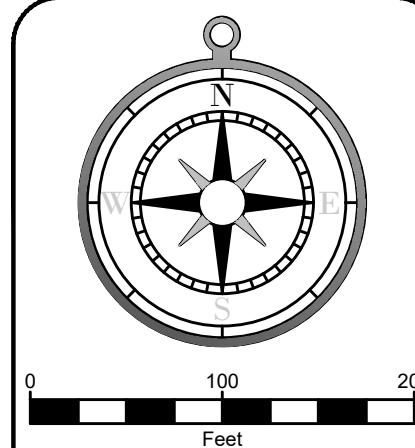
SETBACKS
FRONT: 20
SIDE: 0
REAR: 0
EXTERIOR: 25'
PARSONS RD: 30'

- MISCELLANEOUS PRELIMINARY PLAT NOTES:
- UNDERSIGNED SURVEYOR/ENGINEER ACKNOWLEDGES THAT THESE ARE GIS-BASED BOUNDARIES, WHICH WILL BE FULLY SURVEYED USING STATE PLANE COORDINATES AT FINAL PLAT.
 - LOCATION OF GAS AND OTHER UTILITIES ARE UNKNOWN AT THIS TIME.

DENSITY TABLE:	
ZONING: R-12	GROSS ACRES: 81.17 ACRES
ALLOWED DENSITY: 3.6 LOTS/ACRE	REQUIRED OPEN SPACE: 12.18 AC (15% OS)
PROVIDED OPEN SPACE: 50.47 AC (62% OS)	DEVELOPABLE LAND: 29.61 AC
FLOODPLAIN: 20.86 AC	TOTAL # OF NEW LOTS: 173
ACTUAL SITE DENSITY: 2.13 LOTS/AC	

HAMPTON WOODS

TYPE OF DEVELOPMENT: R-12 (CLUSTER)		
TAX MAP #: 0562020100201		
NO. OF ACRES: 56.05 ACRES	NEW ROAD: 1.29 MI	
NO. OF LOTS/UNITS: 166 LOTS	DATE: 4/18/24	
DEVELOPER/APPLICANT STANLEY MARTIN HOMES, LLC 430 ROPER MOUNTAIN ROAD SUITE F GREENVILLE, SC 29615 ATTN: PAUL GRAY	ENGINEER GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR COLE LAND SURVEYING, LLC 858 POTTER ROAD GAFFNEY, SC 29341 (864) 809 - 4483

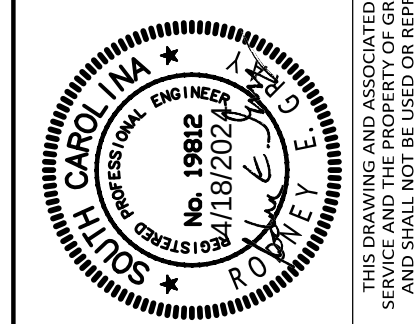
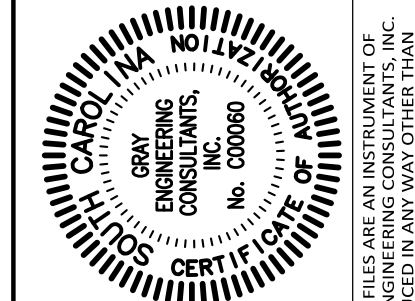


SCALE: 1" = 100'
PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 3/22/21
JOB No.: 2020030
PLOT DATE: 4/18/24

SHEET
CV-1B

NO.	DATE	BY	REVISION
A	8/20/21	BWK	GREENVILLE COUNTY PRELIMINARY PLAT

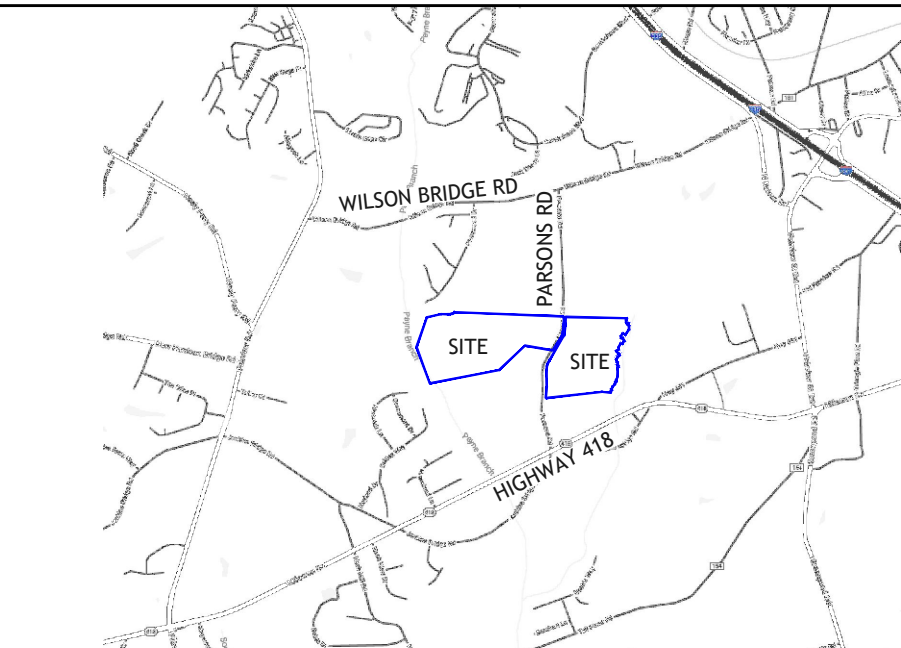
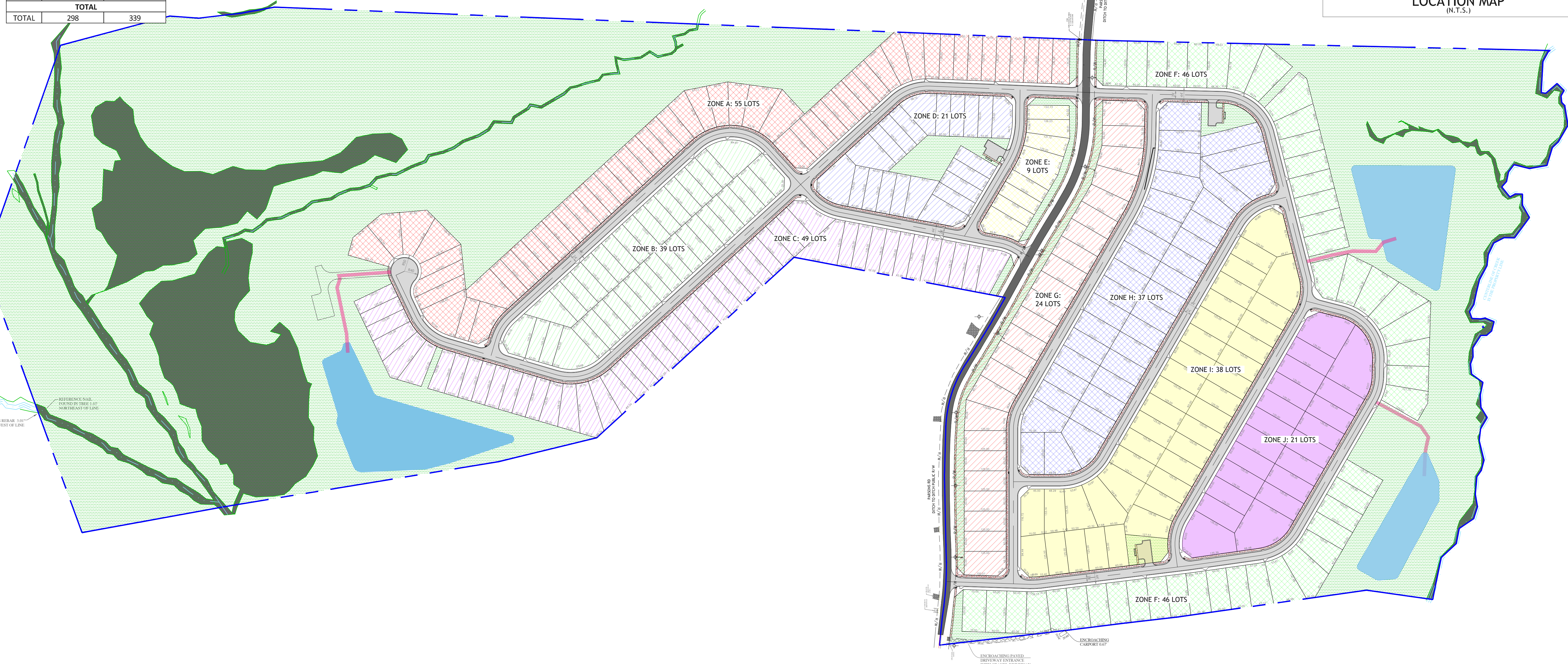
Gray Engineering
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027, FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM



STAKEOUT PLAN
HAMPTON WOODS
GREENVILLE COUNTY
GREENVILLE, SC
WOODRUFF ROAD
AND LAURENS ROAD

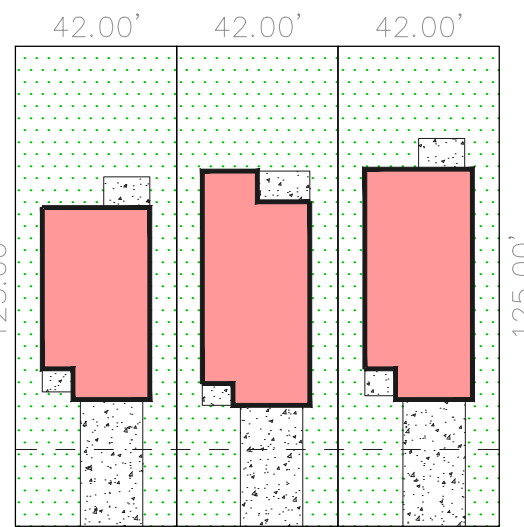
HAMPTON CHASE		
ZONE	OLD LAYOUT	NEW LAYOUT
A	40	55
B	28	39
C	40	49
D	17	21
E	7	9
TOTAL	132	173
HAMPTON WOODS		
ZONE	OLD LAYOUT	NEW LAYOUT
F	48	46
G	24	24
H	36	37
I	36	38
J	22	21
TOTAL	166	166
TOTAL		
TOTAL	298	339

NEW LAYOUT

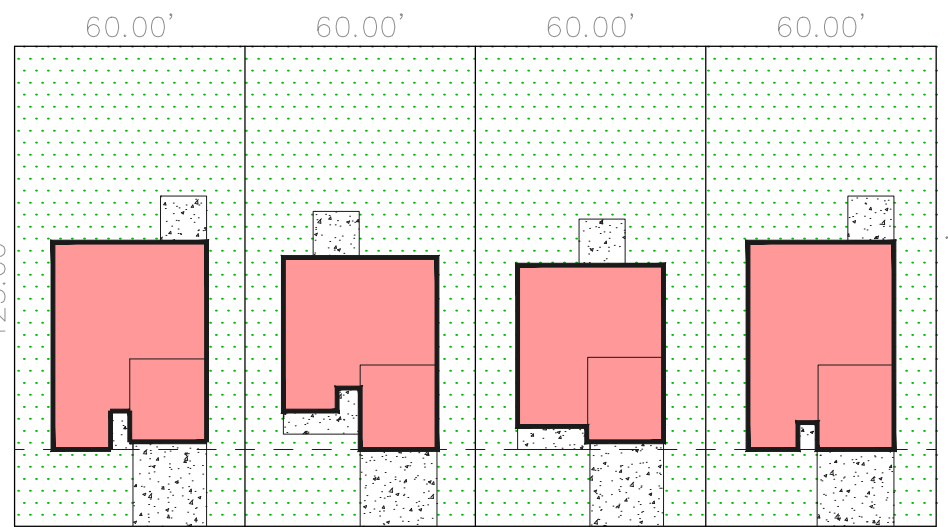


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LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL
DAMAGE DONE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE
THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

42' LOT WIDTH BUILDING FOOTPRINTS



60' LOT WIDTH BUILDING FOOTPRINTS



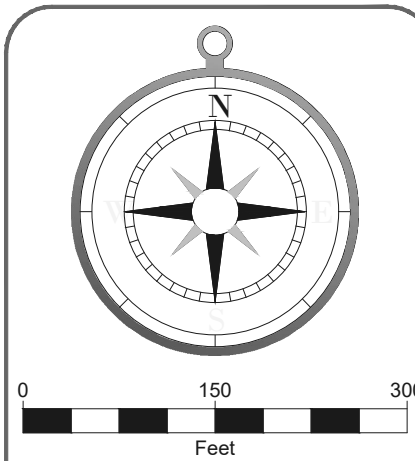
HAMPTON WOODS & HAMPTON CHASE

TYPE OF DEVELOPMENT: R-12 (CLUSTER)
TAX MAP #: 0562020100201

DEVELOPER/APPLICANT
STANLEY MARTIN HOMES, LLC
430 ROPER MOUNTAIN ROAD
SUITE F
GREENVILLE, SC 29615
ATTN: PAUL GRAY

ENGINEER
GRAY ENGINEERING
RODNEY GRAY, P.E.
132 PILGRIM ROAD
GREENVILLE, SC 29607
864-297-3027

SURVEYOR
COLE LAND SURVEYING, LLC
858 POTTER ROAD
GAFFNEY, SC 29341
(864) 809 - 4483

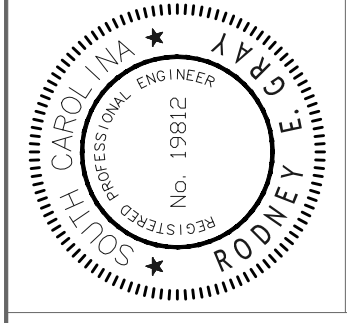
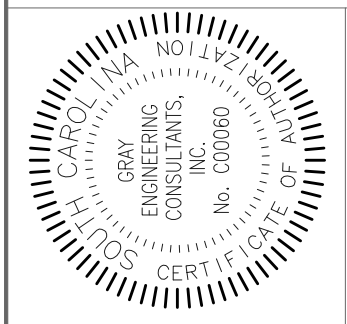


SCALE: 1" = 150'
PROJECT MANAGER: REG
DRAWN BY: CJR
PROJECT DATE: 3/22/21
JOB No.: 2021030
PLOT DATE: 5/8/24

SHEET
CV-1

PRELIMINARY PLAT
NEW LAYOUT

CITY OF FOUNTAIN INN
GREENVILLE, SC



Gray Engineering
132 PILGRIM ROAD - GREENVILLE, SC 29607
PH: (864) 297-3027 - FAX: (864) 729-8747
WWW.GRAYENGINEERING.COM

NO.	DATE	BY	REVISION
A	8/27/2021	BWK	OVERALL PRELIMINARY PLAT SUBMITTAL

Conclusions

Based on the analysis in this report, the following conclusions are drawn:

1. The new project is expected to generate 2,814 trips per day at full buildout.
2. The new project is predicted to generate 220 trips in the a.m. peak hour with entries and exits spread among the four access points. In the p.m. peak hour the project is expected to create 295 trips.
3. The four proposed access points are expected to operate well with no significant delays or queues at either the a.m. or p.m. peak hours.
4. With the added traffic from the site, there will be substantial additions to the total daily volume on Parsons Road compared to the existing daily traffic volumes.
5. At the intersection of SC418 at Parsons Road, a left turn lane should be considered based on the p.m. peak hour data with the new project in place in the eastbound direction on SC418.
6. At the intersection of SC418 at Parsons Road the SCDOT criterion for addition of a right turn lane in the westbound direction on SC418 is met with the project in place in 2024.
7. At the intersection of SC418 at Parsons Road, the predicted LOS are at D for the Parsons Road approach.
8. At the intersection of Wilson Road at Parsons Road, there are no issues predicted with traffic delays or queuing.
9. The existing condition of Parsons Road will likely not be able to handle the anticipated volumes at full buildout due to its limited width. It is understood that this matter is being reviewed and that there may be improvements made to widen and improve Parsons Road as part of the development process.

Recommendations

As a result of the conclusions listed above and the analysis of the site and the predicted traffic generation and traffic flow measures with project in place, the following recommendations are made:

1. The proposed access plan should be approved, with the accesses designed in accordance with SCDOT and County of Greenville standards. It appears that single lane exits will be sufficient for the anticipated exiting traffic.
2. There should be provided at least the minimum required sight distance to both the left and right looking from the new access points, in accordance with Greenville County and SCDOT standards. This will be addressed and handled by the site civil engineer and noted as required on the encroachment permit application by SCDOT.
3. Standard stop signs should be installed at the new accesses onto Parsons Road, along with stop bars as needed, in conformance with the Manual on Uniform Traffic Control Devices and county and SCDOT guidelines.
4. Improvements will be needed for Parsons Road to include providing adequate width based on the anticipated daily volume, in accordance with appropriate county and/or city standards as may apply. At all intersections there will need to be sufficient entry throats and radii to accommodate design vehicles. This will be handled by the site civil engineer in the permitting process. At the intersections of Parsons Road at SC418 and at Wilson Road, there may be the need to widen to provide adequate entry throats and radii. This will also be handled by the site civil engineer as needed in the permitting process.
5. A right turn lane should be added to SC418 in the westbound direction on SC418 at Parsons Road. This will be handled by the site civil engineer with design to meet SCDOT standards for widths, storage length and tapers.
6. A left turn lane should be added to SC418 in the eastbound direction at Parsons Road. This will be handled by the site civil engineer with design to meet SCDOT standards for widths, storage length and tapers.
7. SCDOT should continue to monitor the intersection of SC418 at Parsons Road after completion of the project for any future needed traffic control changes.
8. SCDOT, Greenville County and GPATS should consider advancing improvements to SC418 due to continuing growth in the area. There should be consideration of the need to designate Wilson Road and possibly Parsons Road as collector streets at some point in the future.

Alex,

For this project, increasing the number of lots from 298 to 339 will increase the total daily trip generation by about 14%, from 2814 up to 3200. The a.m. peak hour should increase by about 31 cars added to the system, while the pm would increase by about 41 cars added to the system. In reviewing the capacity and traffic flow analysis work that was done we do not see any changes in the results or conclusions from the original study. One good thing about this project location is that it does provide several possible means of access in addition to SC418, via Wilson Bridge Road and its connections.

Please advise if you need further review of this project.

Thanks,

Roger D. Dyar, P.E.
Consulting Traffic Engineer
231 Tollison Road
Seneca, SC 29672
864-360-7921

DEVELOPMENT AGREEMENT

WITNESSETH:

B. Construction of Road Improvements. All construction on Parsons Road shall be performed in accordance with Greenville County and the City's road standards.

- b. **Development.** The Developer shall comply with all currently-applicable provisions of the City's zoning ordinance and land development regulations in the development of the Property.
- c. **Permitting.** The Developer shall be solely responsible for securing all permits required for the construction of improvements to Parsons Road and the development of the Property.

3. **City Commitments.** The City commits to the following:

- a. **Annexation and Zoning.** The City covenants and agrees that it shall honor any request to withdraw the annexation petition if presented to City Council prior to the second (final) reading of the annexation ordinance.
- b. **Liaison Efforts with SCDOT and Other Public Entities.** The City shall assist the Developer and Developer's efforts to obtain from SCDOT, Greenville County, SCDHEC or other Federal, State and local entities any approvals or permits necessary for road widening or development of the Property.

4. **Building Codes and Laws Other Than Zoning Ordinance and Land Development Regulations.** The Owner or Developer, notwithstanding any provision which may be construed to the contrary in this Agreement, must comply with any building, housing, electrical, plumbing, fire, and gas codes subsequently adopted by the City or other governmental entity, as authorized by Chapter 9 of Title 6 of the South Carolina Code. This Agreement shall not be construed to supersede or contravene the requirements of any building, housing, electrical, plumbing, fire, and gas codes subsequently adopted by the City or other governmental entity, as authorized by Chapter 9 of Title 6 of the South Carolina Code. The provisions of this Agreement are not intended, nor should they be construed in any way, to alter or amend in any way the rights, duties and privileges of the City to exercise governmental powers and pass laws applicable to development of the Property, including, but not limited to, the power of eminent domain and the power to levy and collect taxes.

5. **Permits for Development of the Property.**

- a. The Development Permits needed to be approved to complete development of the Property include, but are not limited to (as applicable) site plan reviews, zoning permits, construction permits and renewals, road and drainage construction plan approvals, building permits, sign permits, certificate of occupancy permits, applications for exceptions or variances, appeals to the Board of Zoning Appeals, water and wastewater permits, SCDOT encroachment permits, Greenville County storm water/land disturbance permits, and other permits referenced in the City Code or as required by state or federal regulatory agencies.
- b. The failure of this Agreement to address a particular permit, condition, term or restriction does not relieve the Developer of the necessity of complying with the City Code or any applicable law governing such permitting requirements, conditions, terms, and restrictions.

- c. The City agrees to cooperate and support the efforts of the Developer to obtain any and all required permits from state and federal regulatory agencies governing the development of the Property.
6. **Certificate of Occupancy.** The City shall be under no duty to issue, and may refuse to issue, a certificate of occupancy for any structure constructed in the Development unless and until the Owner and Developer have fully complied with the requirements of this Agreement, the laws and ordinances of the City and the state of South Carolina. No certificate of occupancy shall be issued until the construction of the improvements to Parsons Road have been completed and accepted by the City.
7. **Duration of Agreement.**
 - a. This Agreement shall expire on the fifth (5th) anniversary of the Effective Date.
 - b. The Parties agree to consider an extension, renewal or a new agreement no later than six (6) months prior to the expiration of this Agreement.
8. **Legislative Act.** This Agreement constitutes a legislative act of the City Council.
9. **Entire Agreement.** The Agreement as reduced here to writing constitutes the entire agreement between the parties. All negotiations have been merged into this written document. No other terms or conditions which were the subject of discussion during negotiations shall be implied.
10. **Modification.** No modification to this Agreement shall be binding unless it is first reduced to writing and executed with the same formality as this Agreement.
11. **Governing Law.** This Agreement shall be construed and enforced in accordance with the Laws of the State of South Carolina.
12. **Severability.** If any word, phrase, sentence, paragraph or provision of this Agreement shall be finally adjudicated to be invalid, void, or illegal, it shall, after consultation of the Parties, be deleted or modified in the lawful manner least likely to affect materially the intent and provisions of this Agreement, and in no way shall such deletion or modification invalidate any other provision hereof.
13. **Recording.** The Owner and Developer shall cause this Agreement to be recorded with the Register of Deeds of Greenville County within fourteen (14) days after its execution, but in no event subsequent to the recording of any deed to the Property from Owner to Developer.
14. **Third Parties.** This Agreement shall not be interpreted to create or bestow any rights, remedies, or obligations on persons or entities that are not Parties or successors and assigns to this Agreement.
15. **Successors and Assigns.** This Agreement is binding upon and shall inure to the benefit of all personal representatives, successors in interest, and assigns of the Parties of this Agreement.
16. **Transfer of Property.** The Developer, in that this Agreement serves as a restrictive covenant on the Property, may assign this Agreement with all rights provided herein to any

third party with the approval by the City through conveyance of all or any portion of the Property, formation of a new legal entity, or otherwise.

17. **Agreement to Run with the Land.** This Agreement shall be recorded as an encumbrance on the Project property and shall be deemed to run with the land.
18. **Estoppel Certificate.** The City, the Owner or Developer may, at any time and from time to time, deliver written notice to a party requesting such party to certify in writing:
- a. That this Agreement is in full force and effect;
 - b. That this Agreement has not been amended or modified, or if so amended, identifying the amendments;
 - c. Whether, to the knowledge of such party, the requesting party is in default or claimed to be in default in the performance of its obligations under this Agreement, and, if so, describing the nature and amount, if any, of any such default or claimed default; and
 - d. Whether, to the knowledge of such party, any event has occurred or failed to occur which, with the passage of time or the giving of notice, or both, would constitute a default and, if so, specifying each such event.

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals effective on the day and year first above written.

WITNESSES:

PALMETTO STATE CAPITAL, LLC

By: _____

Its: _____

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, do hereby certify that _____, the duly authorized officer of Palmetto State Capital, LLC, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal, this _____ day of _____, 2021.

_____ (SEAL)

Notary Public for South Carolina

My commission expires: _____

WITNESSES:

Andrew Bryan McGeachie

Michael Allen McGeachie

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, do hereby certify that Andrew Bryan McGeachie and Michael Allen McGeachie personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal, this _____ day of _____, 2021.

_____ (SEAL)

Notary Public for South Carolina

My commission expires: _____

WITNESSES:

CITY OF FOUNTAIN INN

By: _____
Shawn Bell

Title: City Administrator

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, do hereby certify that _____, the City Administrator of the City of South Carolina, personally appeared before me on this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal, this _____ day of _____, 2021.

_____ (SEAL)

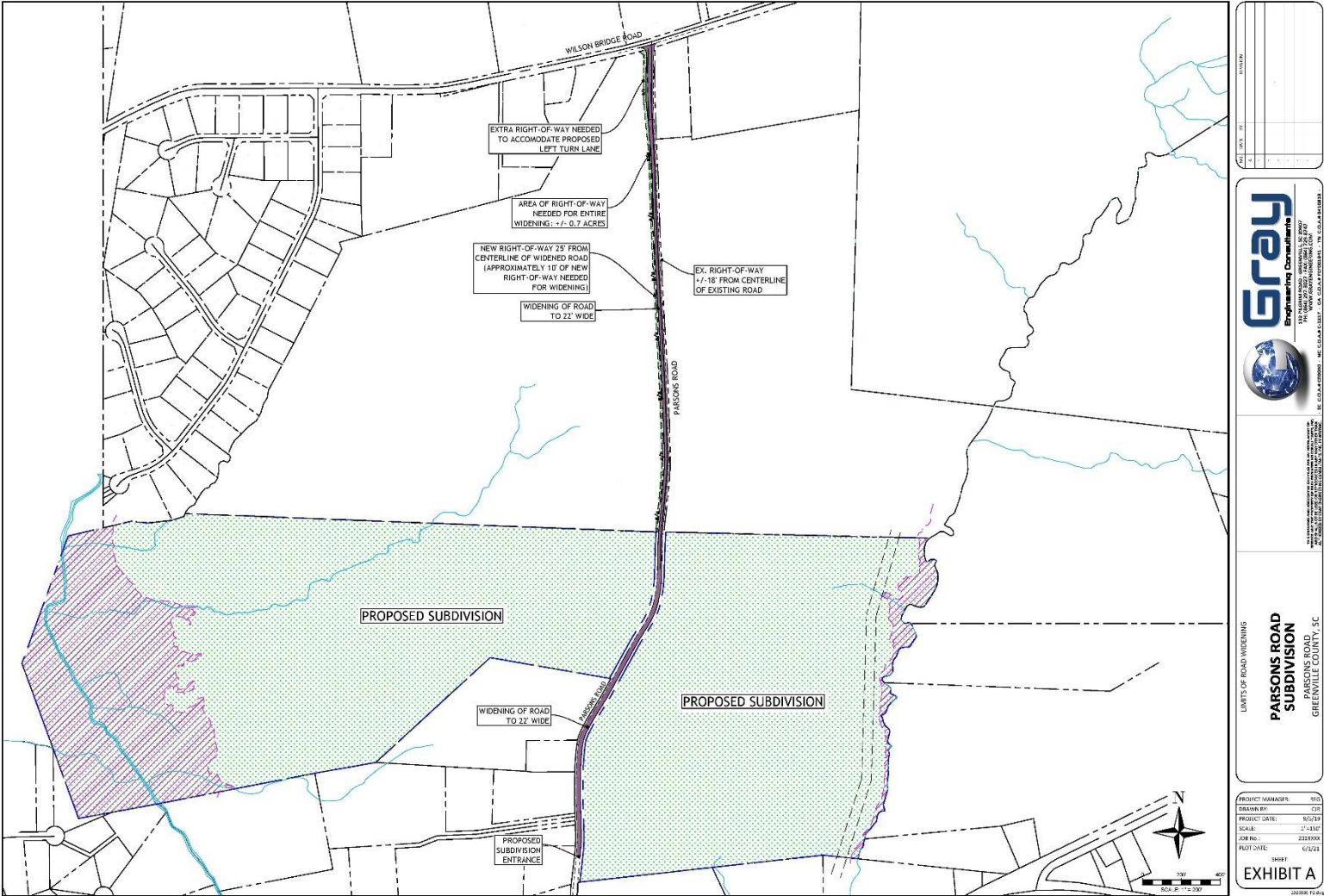
Notary Public for South Carolina

My commission expires: _____

EXHIBIT "A"



EXHIBIT "B"





AGENDA

May 23, 2024

To: Planning Commission
From: Zoning Administrator, Dean Miller
Subject: SP-2024-03, Braxton Ridge Phase 3 Road Names
Meeting Date: May 23, 2024
Type of Agenda Item: Public Hearing
Attachments: Zoning Map
Aerial Map
Road Name Request
Site Plan

OWNER(S): Chris Pena with DFH Crescent LLC.
AUTHORIZED REP: Kayla Joiner with Seamon Whiteside
LOCATION: Hunter Road- 0550301000100
CURRENT ZONING: FRD, Flexible Review District
REQUEST: Approve road names for Phase 3 of the subdivision
SIZE OF PROPERTY: Approximately 35.2 acres

REQUEST

The preliminary plan approval for Braxton Ridge Phase 3 did not include the road names. South Carolina Code of Laws, Title 6, Chapter 29, Section 6-29-1200 requires the local Planning Commission to authorize and approve the road names within the territory over which it has jurisdiction. The applicant has returned to the Commission to ask for approval of the proposed street names for Braxton Ridge, Phase 3.

LOCATION & SITE DESCRIPTION

The subdivision is located on the north side of Hunter Road, west of Jones Mill Road.

PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES

Section 11:2. - Functions, Powers, and Duties of Local Planning Commission

- A. It is the function and duty of the Fountain Inn Planning Commission to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the City of Fountain Inn
- B. The plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare, as well as the efficiency and economy of its area of jurisdiction.
- C. Specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation.
- D. The Fountain Inn Planning Commission shall have all authority and duties set forth in S.C. Code § 6-29-340, and as may be necessary to the proper use and planning within the City of Fountain Inn.

STAFF COMMENTS

RECOMMENDED MOTION: It is the Staff's position the Planning Commission, recommend approval of the requested road names for Braxton Ridge, Phase 3, agenda item SP-2024-03.

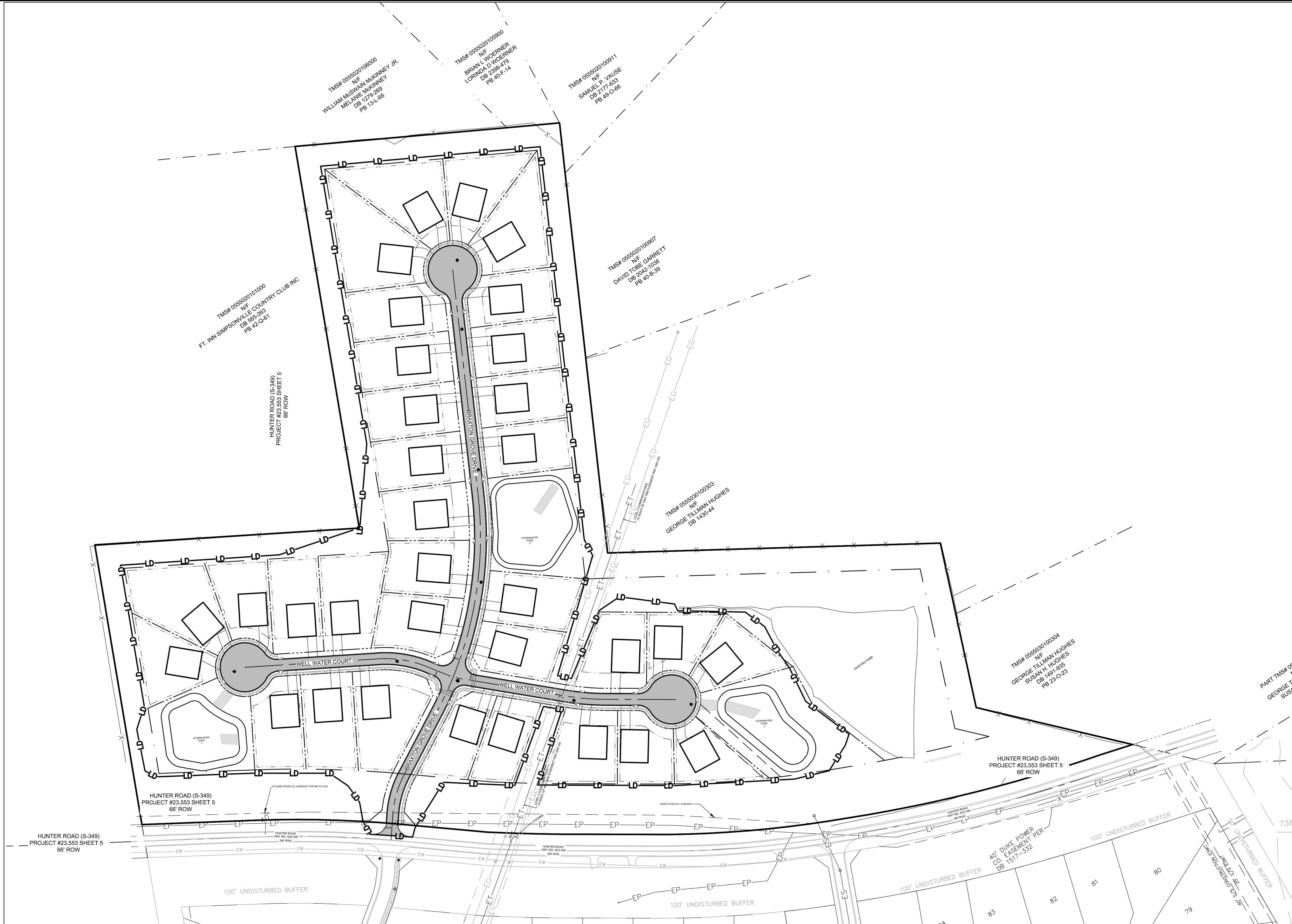
ZONING MAP



AERIAL MAP



501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | JASON MULLS BUILDING GROUP, 701 EAGLE PROSSE RD, SUITE 600 | GREENVILLE, SC 29611 | 230 PETERSBURG | CHARLOTTE, NC 28207 | 701 CEDAR STREET | SUMMERVILLE, SC 29582 | 135 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29301
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LEGEND

STANDARD DUTY ASPHALT PAVEMENT

SIDEWALK

CURB AND GUTTER (STRAIGHT)

CURB AND GUTTER (ROLL)

SITE LOCATION MAP

SITE INFORMATION

TAX MAP NUMBER: 05550030100100
TOTAL AREA: +/- 35.2

ZONING: FRD (FLEXIBLE REVIEW DISTRICT - CITY OF FI)

PROPOSED: SINGLE-FAMILY
ADJACENT: SINGLE-FAMILY

TOTAL NUMBER OF LOTS: 33
DENSITY: 1.25 UNITS/ACRE

LENGTH OF ROAD: 2.047 LF

ALL LOTS MINIMUM 15,000 SF

LOTS APPROXIMATELY 100'X150'

NOTES:

- ALL ROADS HAVE A 44' R.W.
- 5' SIDEWALK WITH A 3' CURB LAWN PROVIDED ON ONE SIDE OF EACH ROAD
- ALL DETENTION AND COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. CITY OF FOUNTAIN INN IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DETENTION AREAS OR COMMON AREAS.
- BEARINGS BASED ON GPS "RTK" OBSERVATION OF USGS MONUMENTS "23049" AND "1197 G1" NAD83 - NAVD88

ZONING INFORMATION:

ZONED: FRD (FLEXIBLE REVIEW DISTRICT - CITY OF FI)

SETBACK LINES:

FRONT:

- RESIDENTIAL=30'
- COLLECTOR=40'
- ARTERIAL=50'

SIDE: 12'

REAR: 5'

MAXIMUM BUILDING HEIGHT: 45'

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

BRAXTON RIDGE
PHASE 3
FOUNTAIN INN, SOUTH CAROLINA

SW+ PROJECT: 11143
DATE: 02/XX/2024
DRAWN BY: ZJ
CHECKED BY: JC

REVISION HISTORY	
A	02/23/2024
B	04/03/2024
C	04/11/2024

BRAXTON RIDGE -
ROAD NAMES
EXHIBIT

Page 32 of 33



BRAXTON RIDGE | ROAD NAME APPROVAL

DATE: 04.23.2024

PROJECT: **BRAXTON RIDGE SUBDIVISION – PHASE 3**

Fountain Inn, SC

City of Fountain Inn | Planning Commission Application for Road Name Approval

The 33 lot single-family development was previously approved as an FRD within the City of Fountain Inn. At the time of subdivision plan approval, proposed road names were not provided as part of the development.

We are now seeking Planning Commission approval of two road names within the development:

- Braxton Grove Drive
- Well Water Court

Both names have received E-911 Approval from Greenville County. The accompanying site plan identifies the proposed road placement within the development.