



AGENDA

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

FORMAL MEETING OF CITY COUNCIL

Thursday, July 11, 2024 - 6:00 p.m.

Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/@cityoffountaininn3536>

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Introduce New Employees
 - a.

Christie Mitchell	Finance
Becky Sulligan Simard	Police
Jason Wilcox	Police
Chris Saraf	Public Works
Marcos Bodon	Public Works
4. Presentation
 - a. Inn the Zone, Zoning Rewrite- Carroll Williamson
5. 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.
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. Draft Minutes for Budget Workshop on June 11, 2024
 - b. Draft Minutes for Regularly Scheduled City Council Meeting on June 13, 2024
 - c. Draft Minutes of Special Called Meeting on June 25, 2024

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

7. City Administrator's Report - Shawn M. Bell
 - a. Department Reports
8. Unfinished Business
 - a. 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
9. New Business
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 – 610 N. Woods Drive.
 - b. The receipt of legal advice where the advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege or the position of the public agency in other adversary situations involving the assertion against the agency of a claim—local option sales tax.
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 BUDGET WORKSHOP

Tuesday, June 11, 2024 at 5:30 p.m.

**City Hall
200 N. Main Street Fountain Inn, SC 29644**

1. Call to Order

Mayor McLeer called the meeting to order at 5:36 p.m.

The following members of City Council were in attendance: GP McLeer, Jay Thomason, Phil Clemmer, Mack Blackstone, Jason Sanders, John Don, and Joey Garrett

2. 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, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim - local option sales tax.**

Motion by Councilman Sanders, second by Mayor Pro Tem Don to enter into Executive Session for the discussion of the local option sales tax.

The motion carried unanimously 7/0.

Mayor McLeer came out of Executive Session at 6:26 p.m. No action was taken on Executive Session item.

- b. Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee in the Public Works Department.**

After the budget discussion, Motion by Councilman Clemmer, second by Councilman Garrett to enter into Executive Session for a second time to discuss the Public Works Department.

No action was taken during the Executive Session.

3. FY 2024-2025 Budget Workshop

Discussion held.

4. Adjourn

Mayor McLeer adjourned the meeting.



MINUTES FORMAL MEETING OF CITY COUNCIL

Thursday, June 13, 2024 at 6 p.m.

- 1. Call to Order**
Mayor McLeer called the meeting to order at 6:00 p.m.
- 2. Invocation and Pledge of Allegiance**
- 3. Presentations**
 - a. Citizens Police Academy Graduates**
Chief Fortenberry introduced the 2024 Citizens Police Academy Graduates: 12 week program that allows the community to get an inside look at the Police Department and participate in what the officers do on a daily basis.
- 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.**
No one signed up to speak.
- 5. 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.**
Motion by Councilman Thomason, second by Councilman Clemmer to approve the Consent Agenda.

The motion carried unanimously 7/0.
 - a. Minutes from the Special Called Meeting with the Fountain Inn High School Student Council on May 9, 2024.**
 - b. Minutes from the Regularly Scheduled Council Meeting on May 9, 2024.**

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

City Administrator, Shawn Bell, covered the following: Exit 26 sign is completed. Exit 23 sign will have power by June 27. Woodside Connector trail will begin soon. Woodside Ave and Jones Ave curbs were poured. Final electrical deem aides, out to bid in July, Stagecover- significant progress with some weather delays and we will remove the fencing when it's safe to do so. Parking lot projects will be poured and paved tomorrow, complete by June 28. Greenville County sales tax referendum \$19 million for 5 intersections and 48 roads- \$33 million in projects if passed in November. Sounds of summer going well. Farmers Market 8 a.m. until Noon. June 15 is the Juneteenth celebration. Recreation has cheerleading, flag football, and summer camps for volleyball. The 55+ community added their 1000th membership, fitness in the park on June 25 and a night out ice cream social. Chamber's Golf Cart parade will be held on July 6. The Garden Club will celebrate their 20th anniversary on June 20 330-530 at the Museum.

a. Department Reports

7. Unfinished Business

a. 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

Mayor McLeer asked to move the first reading to the next month's meeting. No vote was taken.

b. Second and Final Reading of Ordinance 2024-04 Authorizing the execution of an amendment to its gas supply contract with the public energy authority of Kentucky ("PEAK"); authorizing the City Administrator to accept a discount below the minimum discount below the minimum discount specified in the gas supply contract in connection with the reset of the available discount in PEAK's gas prepayment project; and addressing related matters

Motion by Councilman Blackstone, second by Councilman Garrett to approve Second and Final Reading of Ordinance 2024-04 Authorizing the execution of an amendment to its gas supply contract with the public energy authority of Kentucky ("PEAK"); authorizing the City Administrator to accept a discount below the minimum discount below the minimum discount specified in the gas supply contract in connection with the reset of the available discount in PEAK's gas prepayment project; and addressing related matters.

The motion carried unanimously 7/0.

- c. **Second and Final Reading of Ordinance 2024-05 amending section 12:4 of Appendix A (zoning) of the code of ordinances of the City of Fountain Inn, South Carolina, 1992, as amended ("Code"), as previously amended by ordinance 2022-10.**

Motion by Mayor McLeer, second by Councilman Clemmer to approve Second and Final Reading of Ordinance 2024-05 amending section 12:4 of Appendix A (zoning) of the code of ordinances of the City of Fountain Inn, South Carolina, 1992, as amended ("Code"), as previously amended by ordinance 2022-10.

The motion carried unanimously 7/0.

8. New Business

- a. **First Reading of Ordinance 2024-06 to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2024 and ending June 30, 2025 (FY 2024-2025) according to the terms and provisions as contained therein, and various matters related thereto.**

Mayor McLeer stated will fully implement class and comp study and includes increases from PEBA and county increases. No millage increase and hopefully state grant funding will come into play. Mayor ProTem thanked staff for balanced budget with no residential increases. Mr. Bell highlighted several of the upcoming new hires for the City of Fountain Inn.

Motion by Mayor McLeer, second by Councilman Sanders to approve First Reading of Ordinance 2024-06 to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2024 and ending June 30, 2025 (FY 2024-2025) according to the terms and provisions as contained therein, and various matters related thereto.

The motion carried unanimously 7/0.

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

Motion to enter into Executive Session by Councilman Thomason, second by Mayor Pro Tem Don.

The motion carried unanimously 7/0.

No action was taken 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, settlement of legal claims – Parsons Street – SC Code 30-4-70(a)(2).**

- b. 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, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim - local option sales tax.**

10. Adjourn

Mayor McLeer adjourned the meeting.



MINUTES
Council Chambers
300 Wall Street Fountain Inn, SC

Tuesday, June 25, 2024 - 6:00 p.m.

1. Call to Order

Mayor McLeer called the meeting to order at 6:00 p.m.

The following members of City Council were in attendance: GP McLeer, Phil Clemmer, Mack Blackstone, Joey Garrett, and John Don.

2. Invocation and Pledge of Allegiance

3. Public Hearing on Municipal Budget

No one spoke during the public hearing.

4. Unfinished Business

- a. Second and Final Reading of Ordinance 2024-06 to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2024 and ending June 30, 2025 (FY 2024-2025) according to the terms and provisions as contained therein, and various matters related thereto.**

Shawn Bell went over any changes or updates from the previous budget including streetscape project, new personnel positions, increasing pay bands for employees, increased the training budget by 63%, public works fee increase, sewer fees will increase by 5%, residential sewer tap fees to \$750, Natural Gas increase by 10%, etc. Mayor McLeer highlighted employees increases, impact fee study process to begin, no millage increase. Mr. Clemmer asked about employee increases which will be communicated by July 5, 2024.

Motion by Mayor McLeer, second by Councilman Garrett to approve Second and Final Reading of Ordinance 2024-06 to adopt a budget for the City of Fountain Inn for the fiscal year beginning July 1, 2024 and ending June 30, 2025 (FY 2024-2025) according to the terms

and provisions as contained therein, and various matters related thereto.

The motion carried unanimously 5/0.

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

Motion by Councilman Blackstone, second by Councilman Garrett to enter into Executive Session.

The motion carried unanimously 5/0. No action was taken during the Executive Session.

a. For the discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee in the Administration Department.

After coming out of executive session, Council may vote on items discussed during executive session.

6. Adjourn

Mayor McLeer adjourned the meeting.

CITY ADMINISTRATOR REPORT



Agenda Date: July 11, 2024

To: Mayor and City Council

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

Administration

- Interstate Welcome Signage (Exits 23 and 26)
 - Project completed
- Woodside Streetscape
 - The construction company changed its name, causing payment issues from SCDOT, which led to construction delays
 - The issue has been resolved, and work has resumed
- Main Street Streetscape
 - A power easement location has been identified, and we are working to acquire the easement
- Depot Street Stage Cover
 - The remaining items are the lighting and sound installation
 - The stage *should be* operational for the July 12th Sounds of Summer
 - Ribbon cutting ceremony scheduled for July 26th
- Parking Lot Revitalization
 - All three downtown parking lots are complete
 - The string lights at the Splash Pad parking lot will be reinforced and elevated
- Greenville County Capital Project Sales Tax (*penny sales tax*)
 - Five intersection improvements/safety projects in the city limits totaling \$18,900,000
 - 48 road repaving/resurfacing projects in the city limits totaling \$14,755,400
 - **\$33,655,400** in projects within the City of Fountain Inn
- Municipal Complex
 - We secured a \$1.3 million appropriation from the State of South Carolina in FY25 to begin designing a new City Hall, Police HQ, and Fire HQ

Community Relations

- Upcoming Events
 - Sounds of Summer
 - Friday evenings from 6:00 - 9:00 p.m. until August 9th
 - Upcoming Lineup

- July 12th - The Mug Band
 - July 19th - Will Matic
 - July 26th - Randomonium (Ribbon Cutting/Grand Reopening of Commerce Park)
 - August 2nd - Kids in America
- Farmer's Market
 - Saturday mornings from 8:00 a.m. - noon until September 28th
- Jeepers Creepers
 - October 26th from 6:00 - 9:00 p.m.
- Attendance
 - Mac Arnold Cornbread & Collard Greens Blues Festival
 - 2023: 6,500
 - 2024: 7,900
 - Italian American Festival
 - 2023: 9,000
 - 2024: 8,700
 - Juneteenth Soul Food Festival
 - 2023: 5,100
 - 2024: 5,500
 - Independence Day Celebration/Fireworks Spectacular
 - 2023: 9,100
 - 2024: 9,300
 - 2024 Sounds of Summer & Farmers Market
 - 45,300

Fire

- 214 calls for service in June 2024
 - 20% calls overlapping
 - 69% were for rescue & emergency medical service
- 200+ hours of training completed
- Fire Station #3
 - The Greenville County Finance Committee approved our request to increase the Fire Service Area (FSA) debt millage by 7.9 mills to pay for 50% of the proposed Fire Station #3
 - Greenville County Council now must approve three readings of an ordinance

Human Resources

- Administration/Finance
 - Customer Service Rep. - One vacancy; contract/agency engaged
- Natural Gas
 - Gas Technician - One vacancy; posting scheduled
- Police
 - Major - One vacancy; offer extended
 - Patrol Officer - Seven vacancies; interviews scheduled & candidates in process
 - Records Technician - One vacancy; candidates in progress
 - Dispatch - One vacancy; candidates in process
- Public Works
 - Public Works Director - One vacancy; posting scheduled
- Recreation
 - Recreation Coordinator - One vacancy; interviews scheduled

Judicial

- June 2024
 - 226 Total Cases
 - 80 criminal and 146 traffic
 - 142 pending cases
 - 46 cases disposed
- Jury trials are scheduled for October 21st - 25th

Natural Gas

- Gas Supply
 - Deliveries for June 2024
 - Gas volume of 40,004 Dekatherms
 - Gas consumption for June 2024 was 6.7% lower than May 2023 and 4.1% lower than the June three-year average
 - Gas Prices/Rates
 - The price of natural gas for July 2024 settled at \$2.692 per Dekatherm, representing a \$0.129 increase from June's price
- Operations
 - Key Indicators
 - 34,485 feet of new main lines installed
 - 71,145 feet installed Y-T-D
 - 3,216 feet of new service lines (64) were installed
 - 19,122 feet (398) installed Y-T-D

- Billing
 - The system's three separate meter reading cycles will be combined into one monthly cycle effective August 1st

Planning & Development

- Building & Codes
 - June 2024
 - 40 permits issued with a total valuation of \$17,647,545
 - 540 inspections
 - 47 residential plan reviews; 3 commercial plan reviews
 - 55 certificates of occupancy issued
- INN The Zone: Zoning Ordinance & Land Development Regulations Update
 - Community Meetings:
 - Thursday, August 15th from 6:00 - 7:30 p.m. (Presentation at 6:30) at the Fountain Inn Activities Center
 - Friday, August 16th from 8:30 - 10:00 a.m. (Presentation at 9:00) at the Fountain Inn Activities Center
 - Project webpage: www.fountaininn.org/460/Zoning-Update
- City has executed an agreement with TischlerBise, Inc. for an impact fee study

Police

- Key Indicators for June 2024
 - 1,282 calls for service
 - 9,139 Y-T-D
 - 280 inbound 911 calls
 - 160 citations issued
 - 729 Y-T-D
 - 172 warnings issued
 - 1,296 Y-T-D
 - 23 collisions
 - 169 Y-T-D
- 2024 Summer Adventure Camp from 8:00 a.m. to 5:00 p.m. at Trinity United Methodist Church
 - Rising 3rd & 4th Graders: July 15th - 19th
 - Rising 5th & 6th Graders: July 22nd - 26th
- National Night Out on August 6th from 6:00 - 8:00 p.m. at Commerce Park/Depot Street

Recreation

- Community Game Night (kickball) on July 29th at ESSC from 6:00 - 7:30 p.m.
- Cheerleading
 - Uniform Sizing on July 8th from 6:00-8:00 p.m. at the Activities Center
- Flag & Tackle Football
 - Equipment/Uniform Sizing on July 13th from 9:00 a.m. to 1:00 p.m. at the Activities Center
 - Coaches Meeting on July 18th at 6:00 p.m.
 - Tackle Football practices begin on July 22nd
 - Umpires/Officials Meeting on July 29th at 6:00 p.m.
 - Flag Football Evaluations on July 15th at ESSC
 - 6U - 6:00 p.m.
 - 9U - 6:45 p.m.
 - 12U - 7:30 p.m.
 - Tackle Football Evaluations on July 16th at ESSC
 - 8U - 6:00 p.m.
 - 10U - 6:45 p.m.
 - 12U - 7:30 p.m.
- Adult Co-Ed Softball
 - Championship Game at P.D. Terry City Park on July 11th
- Miracle League
 - Registration opened on July 1st
- Basketball Summer Camps
 - July 15th - 18th & July 22nd - 25th
- 55+:
 - *One Sweet Summer* Bingo on July 9th
 - Fitness in the Park at Commerce Park on July 16th & 23rd from 10:30 - 11:00 a.m.
 - 55+ Night Out on July 18th at The Mill at Fountain Inn

Chamber of Commerce

- (Free) Loan Prep 101: Preparing to Obtain Your Small Business Loan
 - July 16th from 10:00 a.m. to 12:00 p.m. at the Fountain Inn Library
- 41st Annual Aunt Het Fall Festival on October 5th from 9:00 a.m. - 5:00 p.m.

Younts Center for Performing Arts

- Broadway Bootcamp: Sing, Act, & Dance
 - July 15th - 19th from 10:00 a.m. - 1:00 p.m.
 - For students in 3rd - 12th Grade
- Motown: The Music of Motor City
 - August 2nd - 3rd and August 9th - 10th at 7:30 p.m.
 - August 3rd - 4th and August 10th - 11th at 3:00 p.m.
- Uplift: A Gospel Concert
 - September 20th -21st and September 27th - 28th at 7:30 p.m.
 - September 21st - 22nd and September 28th - 29th at 3:00 p.m.
- Celebrate! Ignite Theatrical: One Night Benefit Concert
 - October 11th at 7:30 p.m.
- Disney's Frozen, Jr.
 - October 18th -19th and October 25th - 26th at 7:30 p.m.
 - October 19th - 20th and October 26th - 27th at 3:00 p.m.
- A Christmas Carol - The Musical
 - December 6th - 7th and December 13th - 14th at 7:30 p.m.
 - December 7th - 8th and December 14th - 15th at 3:00 p.m.

Assistant City Administrator – June 2024

PROJECT HIGHLIGHTS

- **Interstate Signage**. Construction completed on the Signage project. The sign located on 418 has power, waiting on the meter to be installed and this project will be fully completed.
- **Main Street, Street Scape**. After meeting with Duke Energy and COTRANSCO, we have determined an easement is needed for the power load of the streetlights and receptacles. We have identified a location, working through the specifics to acquire the easement. Meeting onsite with all concerned on Wednesday, July 10th. Estimate that the project will go out to bid July 2024.
- **Woodside Streetscape**. All of the sidewalk and curb cuts have been poured. Next steps are to install the lights and then landscaping. The construction company changed their name and SCDOT are having issues with paying the company, which has led to the delay in construction. The pay issue has been resolved; construction should start again the week of July 8th.
- **Woodside Connector**. The connector is shut down for demolition. Next step is to start bridge construction.
- **Durbin Creek Sewer Rehabilitation**. Cajeen has commenced the lining project. This will be ongoing until completion. Project must be completed by July 2026.
- **Depot Street Stage Cover**. Roof is on the stage cover; last remaining items are lighting and sound installation. Hope to have the stage operational on Friday, July 12th for Sounds of Summer but timeline is tight. Ribbon cutting for stage will take place on Friday, July 26th.
- **Parking Lot Revitalization Project**. Jones St. and Weston St. parking lot is completed. Splash pad parking lot string light poles will be reinforced, and lights will be elevated for safety. Have not established a timeline for string light repairs yet.
- **Stormwater Model**. The engineering team has developed the watershed map for Fountain Inn for current and future land uses. The overall plan is still being developed, have a status meeting scheduled for next week.
- **Municipal Complex**. Renderings have been updated and forwarded to Representative Willis. Project is on hold until funding mechanisms are in place.
- **Fire Station #3**. Initial estimates are over budget, Chief Alexander has further reduced costs for the station. FSA increase has passed through Greenville County Finance Committee. Next will be a meeting to discuss the FSA area with Councilman Kervin and three reading with County Council.

FINANCE – ACCOUNTING DIVISION DEPARTMENT SUMMARY

Monthly Highlights

Business License

PERFORMANCE INDICATORS	CURRENT	Y-T-D	PRIOR YEAR
TOTAL BUSINESS LICENSES ISSUED	137	1,174	1,059
TOTAL BUSINESS LICENSE REVENUE	\$107,289	\$1,605,435	\$1,596,938
DATAMAX – COLLECTED REVENUE	*N/A	\$56,059	\$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	53	59	60
TOTAL HOSPITALITY TAX REVENUE	*\$67,004	*\$675,239	\$670,354

**Revenue is collected in subsequent month. Revenue reported is for transactions through 5/31/2024.*

FINANCE – UTILITY BILLING DIVISION

Monthly Highlights

To reduce costs and improve customer services, our billing cycle dates will change starting in August 2024. Currently, FING has two billing cycles that bill out on the 15th and the last day of the month. We are combining both billing cycles to simplify the due dates for all our customers. Also, please be advised that Fountain Inn Natural Gas will be increasing our monthly facility fees. Effective August 1, 2024, all residential customers facility fees will increase by \$1 and all commercial and industrial customers facility fees will increase by \$10.

Service Lines	Current	YTD	Prior Year
New Service Line Applications	58	1,062	N/A
Service Lines Completed	60	906	N/A
Total Amount Billed	Current	YTD	Prior Year

Total Gas Billed	\$101,995	\$11,209,147	N/A
Aging 30 days	\$799	\$799	N/A
Aging 60 days	\$7,818	\$7,818	N/A
Aging 90 days	-\$15,083	-\$15,083	N/A
Aging 120+ days	\$372,323	\$372,323	N/A
New Applications	Current	YTD	Prior Year
New Customer Applications	219	2,457	N/A
Customer Service Statistics	Current	YTD	Prior Year
Incoming Phone Calls	1,525	24,162	N/A
Credit Card Payments	6,862	88,132	N/A
ACH Payments	1,136	18,182	N/A
Cash & Check Payments	2,900	121,691	N/A

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

FIRE – FIRE DEPARTMENT SUMMARY

Summary of Monthly Events

- 214 calls for June
- Multiple trainings completed
- 19.63% overlapping calls (29.52% YTD)
- 200+ hours of training completed

DEPARTMENT HIGHLIGHTS

Current Projects

- Company Officer Position Task Book Developed. Working on other positions
- Truck Committee working on new Engines
- SCBA's going through annual testing
- Hose tester being ordered
- New Reporting Management System underway (14 week project)
- Station 3 and Training Facility

Upcoming

- Planning for Open House

Fountain Inn Fire Department

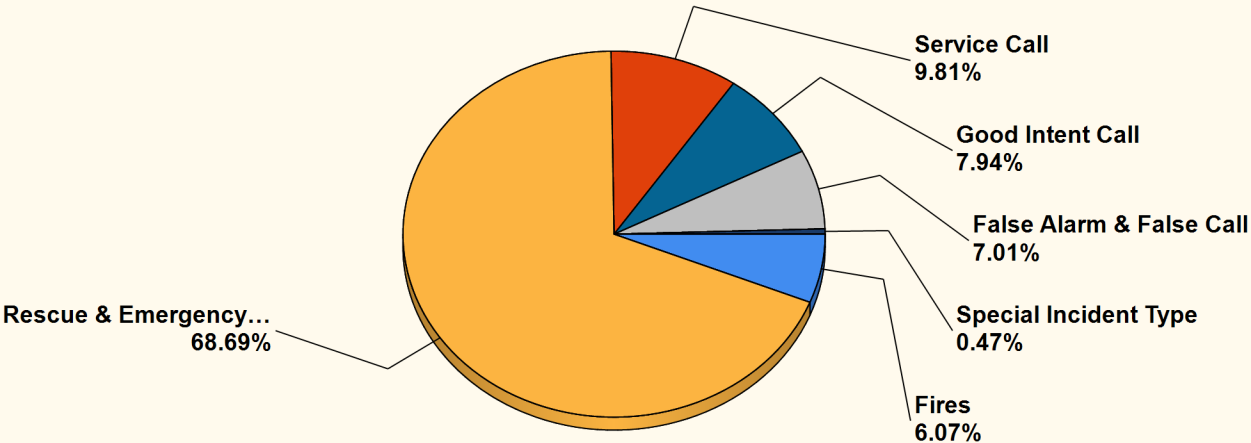
Fountain Inn, SC

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Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 06/01/2024 | End Date: 06/30/2024



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	13	6.07%
Rescue & Emergency Medical Service	147	68.69%
Service Call	21	9.81%
Good Intent Call	17	7.94%
False Alarm & False Call	15	7.01%
Special Incident Type	1	0.47%
TOTAL	214	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
111 - Building fire	3	1.4%
131 - Passenger vehicle fire	2	0.93%
132 - Road freight or transport vehicle fire	1	0.47%
142 - Brush or brush-and-grass mixture fire	1	0.47%
143 - Grass fire	1	0.47%
151 - Outside rubbish, trash or waste fire	2	0.93%
154 - Dumpster or other outside trash receptacle fire	3	1.4%
311 - Medical assist, assist EMS crew	92	42.99%
320 - Emergency medical service, other	1	0.47%
321 - EMS call, excluding vehicle accident with injury	37	17.29%
322 - Motor vehicle accident with injuries	7	3.27%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.47%
324 - Motor vehicle accident with no injuries.	9	4.21%
500 - Service Call, other	3	1.4%
510 - Person in distress, other	1	0.47%
522 - Water or steam leak	1	0.47%
541 - Animal problem	1	0.47%
550 - Public service assistance, other	2	0.93%
551 - Assist police or other governmental agency	1	0.47%
553 - Public service	7	3.27%
554 - Assist invalid	1	0.47%
561 - Unauthorized burning	2	0.93%
571 - Cover assignment, standby, moveup	2	0.93%
600 - Good intent call, other	1	0.47%
611 - Dispatched & cancelled en route	10	4.67%
622 - No incident found on arrival at dispatch address	5	2.34%
651 - Smoke scare, odor of smoke	1	0.47%
700 - False alarm or false call, other	4	1.87%
730 - System malfunction, other	1	0.47%
733 - Smoke detector activation due to malfunction	1	0.47%
735 - Alarm system sounded due to malfunction	4	1.87%
743 - Smoke detector activation, no fire - unintentional	3	1.4%
745 - Alarm system activation, no fire - unintentional	2	0.93%
911 - Citizen complaint	1	0.47%
TOTAL INCIDENTS:	214	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.



Fountain Inn Fire Department

Fountain Inn, SC

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Incident Count by Weekday and Hour for Zone for Shift for Date Range

Personnel: All Personnel | Shift(s): All Shifts | Zone: All Zones | Start Date: 06/01/2024 | End Date: 06/30/2024

Hour	Sun	Mon	Tue	Wed	Thu	Fri	Sat
00:00	1	0	0	1	0	0	0
01:00	1	0	1	2	1	2	2
02:00	0	2	0	1	0	0	0
03:00	3	1	0	0	0	0	2
04:00	0	0	0	2	1	1	0
05:00	0	1	3	1	1	1	1
06:00	1	2	1	1	1	1	2
07:00	0	2	2	1	1	0	0
08:00	2	2	2	2	0	3	0
09:00	0	3	2	2	0	0	2
10:00	2	3	0	2	3	0	1
11:00	4	2	1	0	1	0	1
12:00	1	1	1	1	1	1	0
13:00	1	0	0	1	4	1	2
14:00	4	4	4	0	2	0	4
15:00	2	1	0	1	3	0	0
16:00	1	3	3	7	1	1	3
17:00	1	0	2	0	1	0	1
18:00	2	4	2	0	1	1	2
19:00	1	2	2	4	4	0	5
20:00	1	0	0	2	2	2	2
21:00	0	0	1	0	0	0	2
22:00	1	0	1	3	3	1	0
23:00	2	2	0	3	1	1	3
Total Responses for Day	31	35	28	37	32	16	35
% of Responses for Day	12.90%	11.43%	14.29%	18.92%	12.50%	18.75%	14.29%
% of Responses for Week	14.49%	16.36%	13.08%	17.29%	14.95%	7.48%	16.36%

Hour	Total per Hour	Percent
00:00	2	0.93%
01:00	9	4.21%
02:00	3	1.40%
03:00	6	2.80%
04:00	4	1.87%
05:00	8	3.74%
06:00	9	4.21%
07:00	6	2.80%
08:00	11	5.14%
09:00	9	4.21%
10:00	11	5.14%
11:00	9	4.21%
12:00	6	2.80%
13:00	9	4.21%
14:00	18	8.41%
15:00	7	3.27%
16:00	19	8.88%
17:00	5	2.34%
18:00	12	5.61%
19:00	18	8.41%
20:00	9	4.21%
21:00	3	1.40%
22:00	9	4.21%
23:00	12	5.61%
Total	214	100.00%

Incident Count by Weekday and Hour for Zone, for Shift and Date Range. Zone information is defined on the Basic Info 3 screen of an incident. Only REVIEWED incidents included. Maximum call volumes for each day are shown with a RED background, and maximum call volumes for each hour are shown with a BLUE background. "% of Responses for Day" indicates the maximum hourly call volume as percentage of total calls for the day of the week. "% of Responses for Week" indicates the total number of calls for the day of the week as a percentage of total calls.

Fountain Inn Fire Department

Fountain Inn, SC

This report was generated on 7/2/2024 10:47:57 AM



Incident Statistics

Zone(s): All Zones | Start Date: 06/01/2024 | End Date: 06/30/2024

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		147	
FIRE		67	
TOTAL		214	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
TOTAL			
PRE-INCIDENT VALUE		LOSSES	
\$1,251,400.00		\$1,051,400.00	
CO CHECKS			
TOTAL			
MUTUAL AID			
Aid Type		Total	
Aid Given		5	
Aid Received		2	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
42		19.63	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Station 2	0:10:49	0:05:26	
Station HQ	0:04:48	0:04:37	
AVERAGE FOR ALL CALLS		0:05:45	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Station 2	0:00:58	0:00:39	
Station HQ	0:01:01	0:00:48	
AVERAGE FOR ALL CALLS		0:00:57	
AGENCY		AVERAGE TIME ON SCENE (MM:SS)	
Fountain Inn Fire Department		37:19	

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.



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

Home Department**	May Headcount	June Hires / Transfers In	June Terms	June Transfers Out	June 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	34	2	2	0	34	0	2	3	28	0	1
000422 / Fire	36	0	1	0	35	0	2	1	32	0	0
000424 / Public Works	3	0	0	0	3	0	1	0	2	0	0
000425 / Planning & Development	3	0	0	0	3	0	0	0	3	0	0
000431 / Parks/Grounds Maintenance	7	1	0	0	8	0	2	0	6	0	0
000432 / Sanitation	9	0	0	0	9	0	3	0	6	0	0
000434 / Sewer	5	0	1	0	4	0	0	0	4	0	0
000451 / Recreation	38	1	0	0	39	0	12	1	26	0	0
000453 / Facilities Maintenance	2	0	0	0	2	0	0	1	1	0	0
000510 / Gas Field	19	0	0	0	19	0	0	1	18	0	0
Totals:	189	4	4	0	189	0	24	9	154	1	1

**Based on Home Departments

FULL TIME 139 / PART TIME 50

Recruitment Status for Open Positions - AS OF 7/8/2024

416 Finance: Customer Service Rep (1) Vacancy; *contract/agency engaged*

421 Police: Major (1) Vacancy; offer extended

421 Police: Patrol Officer (7) Vacancies; interviews scheduled & candidate(s) in process

422 Police: Records Technician (1) Vacancy; candidate(s) in process

421/422 Dispatch: Dispatcher (1) Vacancy; candidate(s) in process

424 Public Works Director: (1) Vacancy; posting scheduled

451 Recreation: Part Time Rentals (3+); posting scheduled

451 Recreation: Recreation Coordinator (1) Vacancy; interviews scheduled

510 Gas: Gas Technician (1) Vacancy; posting scheduled

JUNE NEW HIRES

Department	Title
000421	Police Officer - Recruit
000451	Sports Official
000431	Maintenance Tech II
000421	Police Records Technician

Offers Accepted as of 7/8/2024

421/422 Dispatch (Nights) - Start Date 7/10/2024

421 Police (Patrol) X 2- Start Date TBD

JUDICIAL DIVISION DEPARTMENT SUMMARY

June Case Status

PERFORMANCE INDICATORS	CRIMINAL	TRAFFIC	TOTALS
CASE TOTALS	80	146	226
TRANSFERRED CASES	33	5	38
DISPOSED CASES	24	22	46
PENDING CASES	23	119	142

DEPARTMENT HIGHLIGHTS

Current Projects

- Jury trials scheduled for the week of October 21 through 25, 2024.

Fountain Inn Natural Gas

I would like to thank the Mayor and Council for approving the increase in the monthly meter fee. Your continued support of our employees and dedication to better serving our customers is greatly appreciated.

GAS SUPPLY

- Gas volume moved through our system: 40,004 Dths for the month of June.
- Gas consumption for June was 6.7% lower than June of 2023 and 4.1% lower than the June 3-year average.
- The price of natural gas for the month of July settled at \$2.692 per Dekatherm. This represents an increase of \$0.129 from June's price. 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.
- Every three years, FING's Gas Assets Management Agreement (AMA) undergoes renewal. The current agreement, managed by BP Energy, is set to expire on March 31, 2025. We have received six responses to our Request for Proposal (RFP) for a new asset manager. Given the complexity of the pricing structure and services requested, it will take several weeks to analyze the submissions thoroughly. More details will follow as we progress.

GAS OPERATIONS

- We continue to install gas mains and services at a record-set pace, and we don't see any signs of it slowing down. We now have 12,113 active customers.
- Our phone safety survey has been completed; 14,600 calls will be made. The results are on the last page of this report.

CUSTOMER MONTHLY BILLING

- As part of our ongoing efforts to enhance customer service and streamline our processes, we will be consolidating our three separate meter reading cycles into one monthly cycle. The transition is scheduled for August 1st, 2024, and we are actively communicating this change to those affected by the new reading schedule.

Key Indicators

PERFORMANCE INDICATORS	CURRENT	Y-T-D
NEW MAIN LINES INSTALLED	34,485 ft.	71,145 ft.
NEW SERVICE LINES INSTALLED	64 SL; 3,216 ft.	398 SL; 19,122 ft.

GAS PRICES

- Gas prices for other utilities were not compiled for the month of June.



2024 SAFETY AWARENESS STUDY REPORT

Safety Sponsor: Fountain Inn Natural Gas

Conducted: 4/1/24 - 5/16/24

GOAL Participation

14600 homes were called for this survey.

1009 respondents participated in the survey, which is 6.92% of households contacted.

861 respondents completed the entire survey, which is 5.9% of all households.

GOAL Summary Results

Of all respondents:

84.44% have natural gas service at their home.

70.10% gas provider name is Fountain Inn Natural Gas.

53.23% have heard or received natural gas safety info. in the past 12 months.

64.62% received natural gas safety info. with their gas bill.

45.12% read about natural gas safety in local print ads or articles.

58.43% heard safety info. through Public Service Messaging on a phone call, TV or radio.

31.67% heard about natural gas safety on the gas company's website or social media.

85.09% would recognize a natural gas leak by being able to smell it.

92.63% would leave the area and call 911 from a safe distance.

68.06% would recognize a gas leak by the hissing sound.

3.10% would light a match if they smelled gas.

92.45% heard that they or an excavating company or plumber should call a central number prior to any digging project to avoid accidentally hitting a natural gas pipeline.

PLANNING & ZONING

Zoning Ordinance & Land Development Regulations Rewrite

The first community workshop is scheduled for the evening of August 15th and the morning of the 16th. Staff will be receiving

Boards & Commissions

Planning Commission (June 27th)

- The business meeting was canceled due to there being no items on the agenda.
- In lieu of the business meeting, staff conducted a training/information session with the Commission.

Board of Zoning Appeals (June)

- The meeting was canceled due to there being no items on the agenda.

BUILDING AND CODES

INSPECTIONS	JUNE	MAY
ALL CONSTRUCTION	540	623
REINSPECTIONS	1	5
TOTAL INSPECTIONS	540	623
PERMITS ISSUED	40	73
SUBMITTED PERMITS	84	53
NEW SINGLE FAMILY	66	32
NEW MULTI-FAMILY (UNITS)	1	1
NEW COMMERCIAL	0	0
CERTIFICATES OF OCCUPANCY-ISSUED	55	46
REMODEL/ADD. RESIDENTIAL	6	3
REMODEL/ADD. COMMERCIAL	1	2
SIGN/ROOFING/SOLAR/MISC TRADE	10	15
COMMERCIAL PLAN REVIEWS	3	3
RESIDENTIAL PLAN REVIEWS	47	39

CODE COMPLIANCE

BUILDING CODE COMPLAINTS	JUNE	MAY
VEHICLES/OTHER	5	3
BUILDING – UNSAFE CONDITIONS	0	0
PROPERTY MAINTENANCE	5	13
TOTAL COMPLAINTS	10	16

FINANCIAL SUMMARY

FINANCIAL STATISTICS	JUNE	MAY
TOTAL VALUATION	\$17,647,545	\$10,191,948
TOTAL PERMIT FEES	\$53,028	\$73,771
TOTAL PLAN REVIEW REVENUE	\$21,195	\$36,325



Police Department *June 2024 Monthly Report*



**Chief Fortenberry speaking at LEAD Event
at the Bon Secours Wellness Arena**



**Officer Kunz and Deuce
being Interviewed at
LEAD Event**



Rotary Officer of the Year
Sgt. Troy McBride





In-Car Video Cameras



**Body-Worn
Cameras**

New Patrol Vehicles





FOUNTAIN INN POLICE DEPARTMENT

**PATRICK FORTENBERY
CHIEF OF POLICE**

SUMMER ADVENTURE 2024



- FUN & GAMES
- SELF-CONFIDENCE BUILDING
- TEAMWORK SKILLS
- LESSONS ON PEER -
PRESSURE, DRUGS, ALCOHOL,
& BULLYING



Rising
3rd & 4th Graders

**JULY
8TH - 12TH**

Rising
3rd & 4th Graders

**JULY
15TH - 19TH**

Rising
5th & 6th Graders

**JULY
22ND - 26TH**



8:00am to 5:00pm

at Trinity United Methodist Church

Camp Applications Available at the Fountain Inn Police Department
300 N. Main St. Fountain Inn, S.C. 29644
(864) 862-4461

For more information or assistance with transportation,
please contact Sgt. Troy McBride at (864) 908-3668.





**Commerce Park / Depot Street
August 6, 2024
6 pm to 8 pm**



Violent Crime

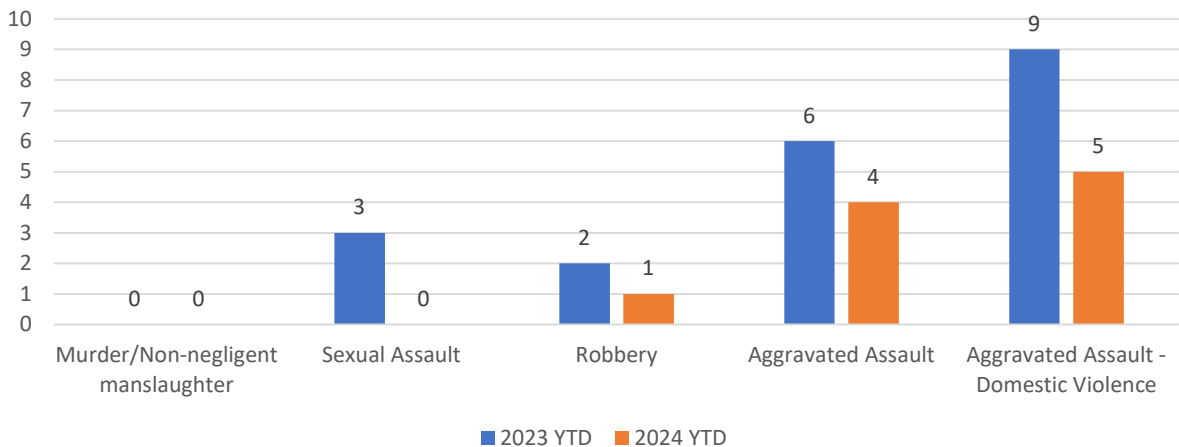
Crime Type	June 2023	June 2024	Difference	2023 YTD	2024 YTD	Difference
Murder/Non-negligent manslaughter	0	0	0	0	0	0
Sexual Assault	2	0	-2	3	0	-3
Robbery	0	0	0	2	1	-1
Aggravated Assault	1	0	-1	6	4	-2
Aggravated Assault - Domestic Violence	1	1	0	9	5	-4
Total Violent Crime	4	1	-3	20	10	-10

Property Crime

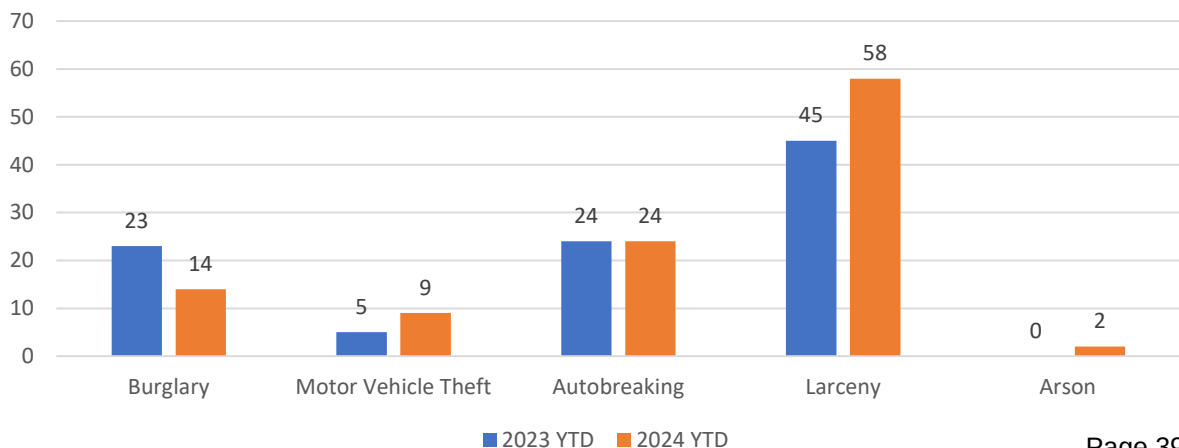
Crime Type	June 2023	June 2024	Difference	2023 YTD	2024 YTD	Difference
Burglary	3	1	-2	23	14	-9
Motor Vehicle Theft	0	3	3	5	9	4
Autobreaking	2	4	2	24	24	0
Larceny	10	16	6	45	58	13
Arson	0	0	0	0	2	2
Total Property Crime	15	24	9	97	107	10
Total Part I Crime	19	25	6	117	117	0

Unfounded Cases Removed / Source: Vconnect

Violent Crime - YTD Comparison



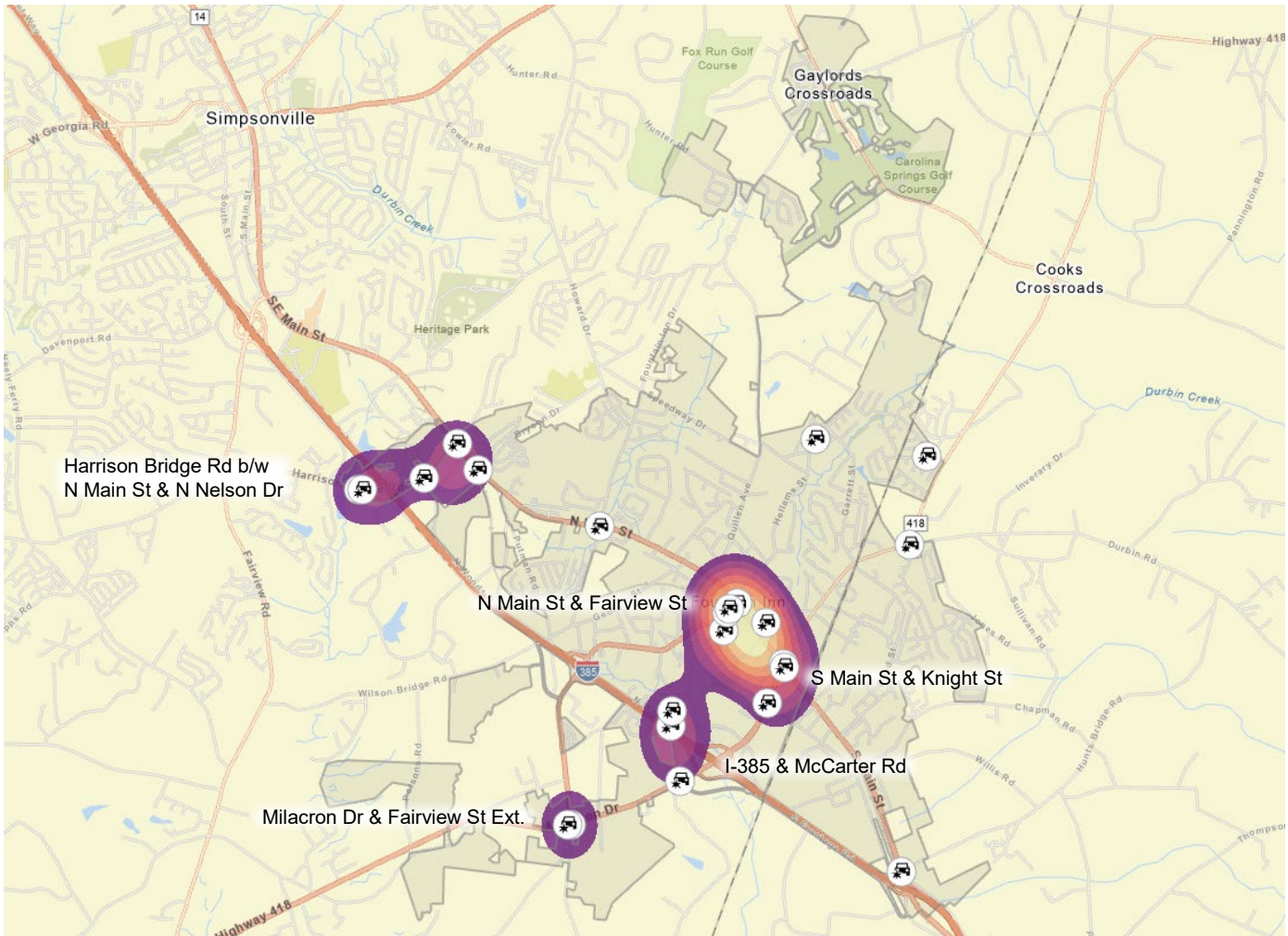
Property Crime - YTD Comparison



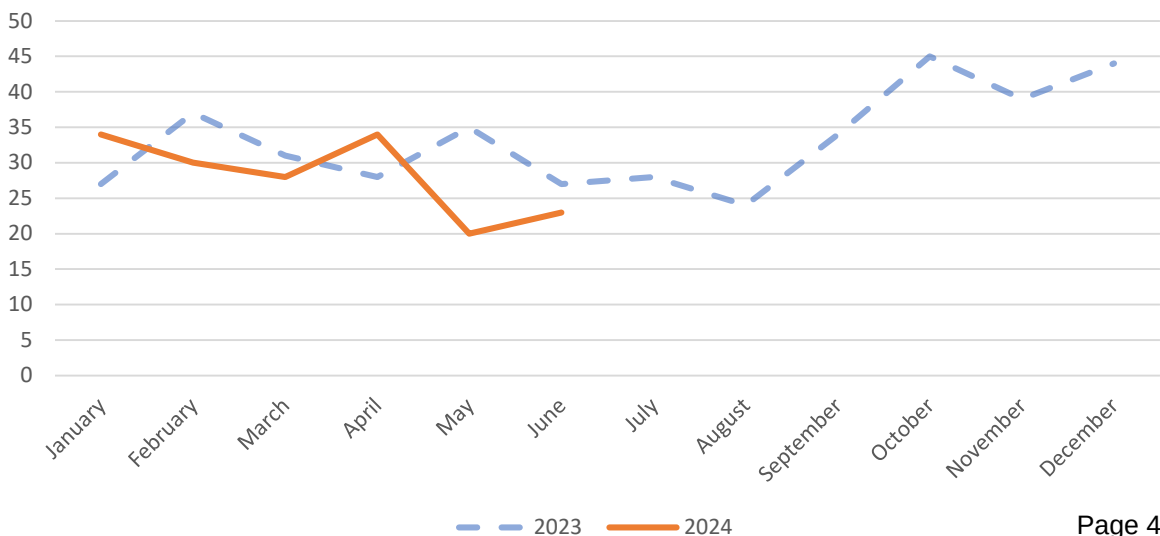


Collision Statistics/Map

Collisions	June 2023	June 2024	Difference	2023 YTD	2024 YTD	Difference
Count	27	23	-4	185	169	-16



Collisions by Month - 2023/2024





Collision by Day of Week and Hour - June 2024							
Hour	Sunday	Tuesday	Wednesday	Thursday	Friday	Saturday	Grand Total
6 AM		1					1
7 AM			1				1
8 AM		1	1				2
10 AM	1						1
2 PM		1	1	2		2	6
3 PM					1		1
4 PM			3	1	1		5
5 PM				1			1
6 PM			1				1
7 PM	1	1					2
8 PM						1	1
9 PM					1		1
Grand Total	2	4	7	4	3	3	23

- Hot Day for Collisions in June
 - Wednesdays – 7 collisions
- Hot Time Ranges for Collisions in June
 - 1400-1459 – 6 collisions
 - 1600-1659 – 5 collisions

Primary Contributing Factor	Count
Failed to Yield Right of Way	6
Followed Too Closely	6
Driving Too Fast for Conditions	2
Other Improper Action	1
Other	1
Unknown (driver)	1
Made an Improper Turn	1
Improper Lane Usage / Change	1
Grand Total	19

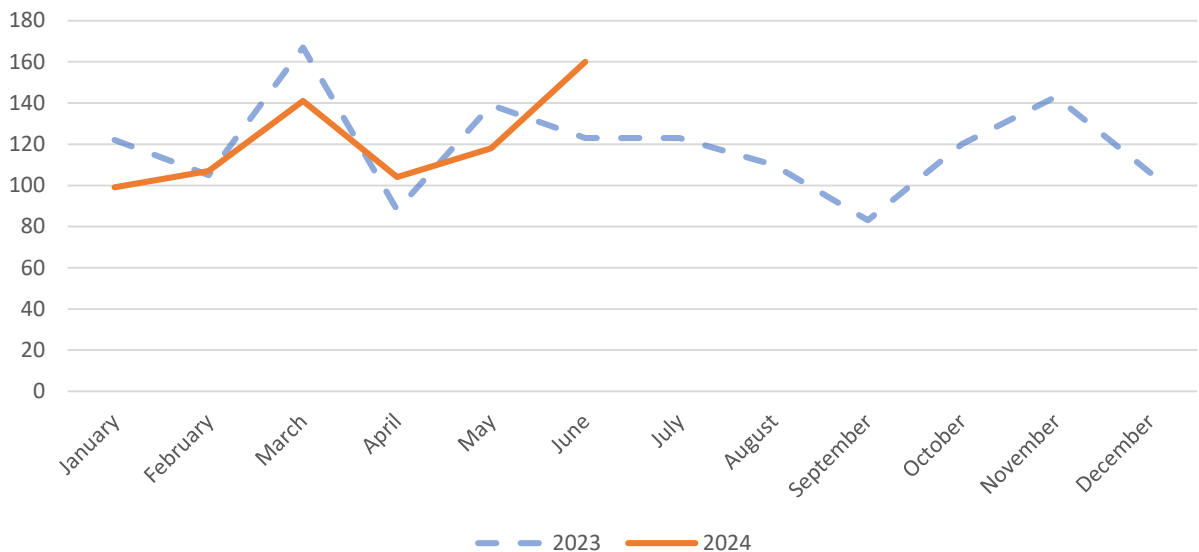
**Does not include 4 private property collisions*



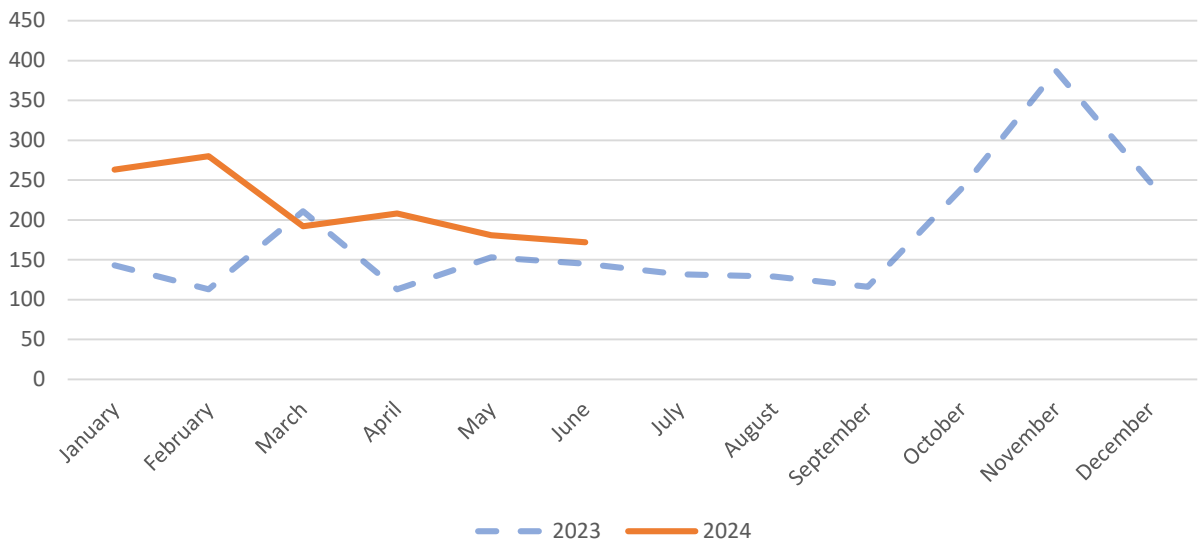
Citation/Warning Statistics

Contact Type	June 2023	June 2024	Difference	2023 YTD	2024 YTD	Difference
Citations	123	160	37	744	729	-15
Warnings	145	172	27	878	1296	418

Citations by Month - 2023/2024

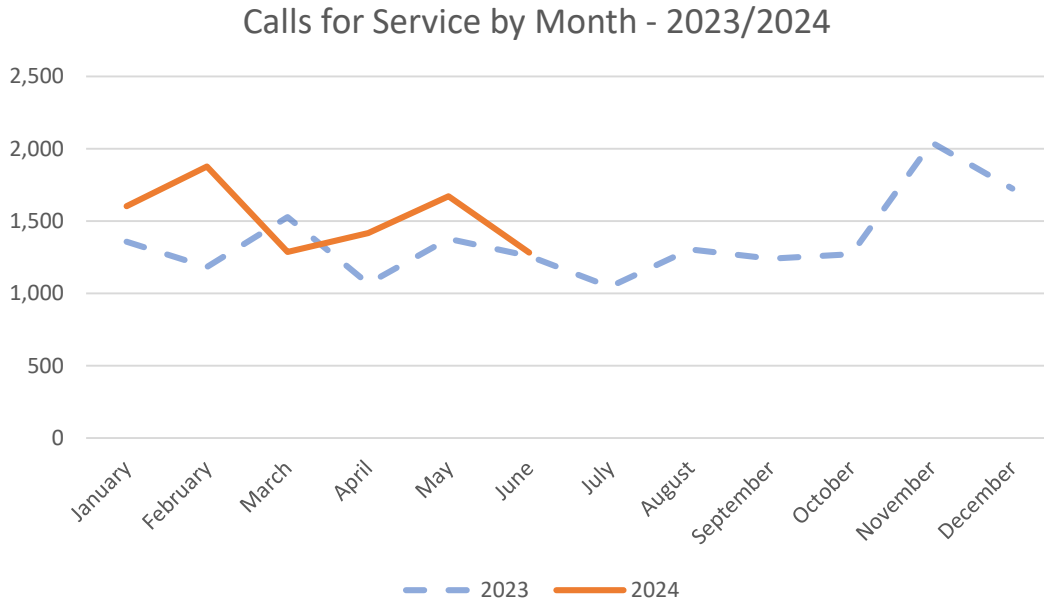


Warnings by Month - 2023/2024





Calls for Service Comparison					
June 2023	June 2024	Difference	2023 YTD	2024 YTD	Difference
1,258	1,282	24	7,776	9,139	1,363



Communications Call Summary Report

June Call Summary				
Call Type		June 2023	June 2024	% Change
911	Inbound	260	280	7.7%
Administrative	Inbound	1,395	1,502	7.7%
	Outbound	535	581	8.6%

July Report

July is National Parks and Recreation Month – This year's theme is "**Where You Belong**"

Celebrate National Park and Recreation Month with Us! Join us we celebrate the great outdoors and community fun! Here's what's happening:

Virtual Scavenger Hunt: Every Friday, embark on a virtual adventure from the comfort of your home. Exciting prizes await the winners!

Outdoor Game Night: Adult Co-Ed Softball Championship Game at PD Terry Field on July 11, 2024. It's a perfect night to enjoy the summer breeze and some friendly competition!

Fitness Inn the Park: Get moving with us on July 16 and July 23 from 10:30AM-11:00 AM at Commerce Park. These sessions are perfect for all fitness levels.

Community Game Night: Join us July 29th, for an evening of fun at the Emanuel Sullivan Sports Complex. Enjoy family kickball in the park with friends and neighbors from 6:00pm-7:30pm

Don't miss out on these exciting events! Let's make this National Park and Recreation Month unforgettable.

Summer Camps

- ❖ Tennis Camp: June 3-7 Partnered with FIHS and USTA (20 campers)-**Completed**
- ❖ Volleyball Camp: June 24-27 Conducted by Amber Garrett (45 campers)-**Completed**
- ❖ Upcoming Basketball Camp (July 15th -18th & July 22nd -25th)

Our goal is to offer inclusive camps that cater to various skill levels, ages, and backgrounds making sports accessible to a wide range of participants. In addition, provide scholarships, discounts, and equipment assistance as needed to ensure these factors do not hinder participation.



June 18 – USTA Juneteenth Grant Recipient

Awarded \$250.00 USTA Diversity Grant - Juneteenth Celebration Tuesday, June 18th with (FIKE) We turned the Activities Center gym into a playground enjoying music, large outdoor games, volleyball, and basketball. These activities fostered a spirit of unity and provided a platform for learning and appreciation about Juneteenth.



55+ News

Fitness Inn the Park

The weather was beautiful for our first "Fitness Inn the Park" of the year at Emanuel Sullivan Sports Complex. Our seniors took part in a short chair fitness class and had a blast. They were having so much fun, a family from the playground nearby asked if they could join in for class! After fitness class, everyone was encouraged to hydrate, grab a snack, and let loose on the playground. It was so much fun to watch our seniors act like kids again! (pictures attached)

Upcoming Dates

7/9 - "One Sweet Summer" Bingo - sponsored by Quillen Manor

7/11 - Nutrition Class - "Diet, Exercise, & Sleep"

7/16 - Fitness Inn the Park @ Commerce Park

7/18 - 55+ Night Out @ The Mill - Introducing the seniors to the newest local spots

7/23 - Diabetes Support Group "Healthy Eating" with Celia Beauchamp, registered dietician with Prisma Health

7/23 - Fitness Inn the Park @ Commerce Park

7/29 - Benefit Solutions Workshop with Joe Alverson from Preferred Insurance Group. Seniors will enjoy coffee and doughnuts while having the opportunity to ask any questions they may have about Medicare. Door prizes and other gifts will be given away.

7/30 - Birthday Celebration

❖ **Congratulations to Ada Pinson for being the 1,000th member to our 55+ program!!**



July Recreation Dates:

1- Registration for Miracle League opens
3-Golden Strip Meeting (Mauldin 11:30am)
8- Cheer sizing 6pm-8pm (activities center-community room)
11-Co-Ed Softball Championship
13- FB Equipment/Sizing (Activities Center-gym) 9am-1pm
15- Basketball Camp starts week 1
15- Flag FB Evaluation

- 6U- 6:00pm at ESSC
- 9U- 6:45pm at ESSC
- 12U- 7:30pm at ESSC

16- Tackle FB Evaluation

- 8U- 6:00 at ESSC
- 10U- 6:45 at ESSC
- 12U- 7:30 at ESSC

18- Coaches Meeting 6:00pm
22- Tackle Practice Begins
22- Basketball Camp starts week 2
29- Umpire/Officials Meeting 6:00pm

55+ News and Updates

- **Enrollment** - Anyone participating in our Fountain Inn 55+ programs/activities must be in our enrollment. We welcome all, and encourage you to please see Sue Grubbs or Heather Johnson to make sure you are enrolled. Thank you!
- Make sure you **RSVP** ahead for all events you are interested in. There will be a deadline for all signups, as food must be ordered in advance of event.
- July **BINGO** is on Tuesday July 9th. Games start at 11:00. Pizza will be served for lunch @ 12:00. \$3 donation requested. Anyone with a birthday the same month as BINGO gets a second BINGO card. This month is sponsored by Quillen Manor. Don't forget, **RSVP** at the front desk **no later than Wednesday July 3rd**.
- **Senior Nutrition** w/ Heather - Thursday July 11th @ 9:30 in the Community Room. TOPIC: "Diet, Exercise, & Sleep". Don't forget to sign up!!
- **Arts & Crafts Group** - July 12th @ 9:30 in the CR. This is a "Bring Your Own Project" group that will meet every Friday. Whether your hobby is painting, scrapbooking, or somewhere in between, bring your supplies and craft together!
- **Basketball Camp** will be held in the gym July 15 - 26 from 10:00 - 1:00. Please look for any adjustments to class locations in your calendar.
- **Fitness in the Park** - Tuesdays July 16th & 23rd 10:30-11:15 at the Farmer's Market Pavillion. These are GroupFit 1 level classes but all are welcome to attend. Bring a friend and enjoy fitness and fun out in your community. Chairs will be set up under the pavillion. Plan to stay a little longer as we visit a few of Fountain Inn's small businesses. Water and snacks will also be provided. Sign up at the front desk.
- **55+ Night Out** - July 18th 5:00 PM @ The Mill, Fountain Inn's newest brewery, pizza kitchen, & outdoor gathering space. Come enjoy a meal together. Sign up at the front desk to reserve your spot.
- July **Birthday Celebration!** Check our Community Bulletin Board in the hallway for Monthly Birthdays and wish your friends a Happy Birthday! Everyone's birthday is celebrated each month in the Senior Adult Lounge. July birthdays will be celebrated on Tuesday 7/30 @ 11:15. Everyone is invited even if it's not your birthday.
- **Yoga @ The Market** - Come try a beginner's yoga class at the Fountain Inn Farmer's Market. Class begins at 8:00 on July 20th, August 24th, and September 21st. All ages are welcome to join in the fun.
- **Fountain Inn Diabetes Support Group** - Tuesday July 23rd @ 8 AM. This group meets every other month and is facilitated by diabetes educators from Prisma Health. TOPIC: "Healthy Eating" with Celia Beauchamp, registered dietician from Prisma Health. Anyone with Type 1, Type 2, prediabetes, or caring for someone with any type of diabetes is welcome to attend. Healthy breakfast provided in the hallway.
- **Benefits Solutions Workshop** - July 29th @ 9:30 in the CR. Reserve your spot!
- **Greeting Card Library** - We have a fully stocked selection of greeting cards in the Community Room. Thank you Elizabeth Bell for your generous donation!
- **Save the date!!** In place of Fall Tea, we will have a special Summer Tea held August 22nd at 11:30 in the CR. Registration begins Monday July 29th. \$5 due at time of registration.
- **New Members....** if you are interested in using the weight room, you must first complete an Orientation/Safety Class. This class occurs every Wednesday at 11:00 and lasts approximately 30 mins. Once you have completed your class, you are cleared to use the weight room.

Senior & Activities Center

55+ Newsletter July 2024

CITY of
FOUNTAIN INN

One Sweet Summer BINGO

Tuesday July 9th

Games @ 11:00

Lunch @ 12:00

**** Pizza ****

Sponsored by Quillen Manor

\$3 donation

Independence Day



Center will be closed July 4th

Benefit Solutions Workshop July 29th @ 9:30

with
Joe Alverson,
Preferred Insurance Group

Join us for coffee & doughnuts
and learn about benefits you
may qualify to receive. Door
prizes and other gifts will be
given away.

Sign up at the front desk.

Fitness In The Park

Tuesday July 16th & 23rd

10:30 AM

at Commerce Park

Everyone is welcome. Bring a
friend! Water and snacks will be
provided.

610 Fairview Street

(864) 862-4675

M-Th 7:30 am--5 pm

Friday 7:30 am--12 pm (Noon)

Closed Saturday and Sunday

Beth Anne Zivitski
Activities Center Manager
Bethanne.zivitski@fountaininn.org

Sue Grubbs
Senior Adult Coordinator
Sue.grubbs@fountaininn.org

July Calendar and Class Schedule

Monday	Tuesday	Wednesday	Thursday	Friday
1 8:30-9:15 Group Fit 2 <i>Heather</i> - GYM 9:30-10:30 T'ai Chi Chih <i>Adabelle</i> - CR 10:45-11:45 Chair Yoga <i>Nicole</i> - CR(\$2)	2 9:00-Noon Quilting - CR 10:00-Noon Knitting - CR 10:30-11:15 Group Fit 1 <i>Heather</i> - GYM	3 8:30-9:15 Group Fit 3 <i>Aaron</i> - GYM 9:30-Noon Pinochle - Stage 9:30-10:30 Stability Ball <i>Heather</i> - CR 10:45-11:45 Floor Yoga <i>Nicole</i> - CR(\$2)	Independence Day 4 CLOSED	5 8:30-9:15 Group Fit 2 <i>Aaron</i> - GYM
8 8:30-9:15 Group Fit 2 <i>Heather</i> - GYM 9:30-10:30 T'ai Chi Chih <i>Adabelle</i> - CR 10:45-11:45 Chair Yoga <i>Nicole</i> - CR(\$2)	9 9:00-11:00 Quilting - CR 10:30-11:15 Group Fit 1 <i>Heather</i> - GYM 11:00 BINGO - GYM 12:00 Lunch - GYM	10 8:30-9:15 Group Fit 3 <i>Aaron</i> - GYM 9:30-Noon Pinochle - Stage 9:30-10:30 Stability Ball <i>Heather</i> - CR 10:45-11:45 Floor Yoga <i>Nicole</i> - CR(\$2)	11 9:30-10:30 Nutrition Class - CR 10:30-11:15 Group Fit 1 <i>Aaron</i> -GYM	12 8:30-9:15 Group Fit 2 <i>Aaron</i> - GYM 9:30-11:30 Arts & Crafts Group - CR
15 8:30-9:15 Group Fit 2 <i>Heather</i> - GYM 9:30-10:30 T'ai Chi Chih Canceled 10:45-11:45 Chair Yoga <i>Nicole</i> - CR(\$2)	16 9:00-Noon Quilting - CR 10:00-Noon Knitting - CR 10:30-11:15 Fitness in the Park @ Commerce Park	17 8:30-9:15 Group Fit 3 <i>Aaron</i> - GYM 9:30-Noon Pinochle - Canceled 9:30-10:30 Stability Ball <i>Heather</i> - CR 10:45-11:45 Floor Yoga <i>Nicole</i> - CR(\$2)	18 10:30-11:15 Group Fit 1 <i>Aaron</i> - CR 5:00-8:00 55+ Night Out @ The Mill	19 8:30-9:15 Group Fit 2 <i>Aaron</i> - GYM 9:30-11:30 Arts & Crafts Group - CR
22 8:30-9:15 Group Fit 2 <i>Heather</i> - GYM 9:30-10:30 T'ai Chi Chih <i>Adabelle</i> - CR 10:45-11:45 Chair Yoga <i>Nicole</i> - CR(\$2)	23 8:00-9:00 Diabetes Support Group 8:00-9:00 Breakfast in the Hallway 9:00-Noon Quilting - CR 10:30-11:15 Fitness in the Park @ Commerce Park	24 8:30-9:15 Group Fit 3 <i>Aaron</i> - GYM 9:30-Noon Pinochle - Canceled 9:30-10:30 Stability Ball <i>Heather</i> - CR 10:45-11:45 Floor Yoga <i>Nicole</i> - CR(\$2)	25 10:30-11:15 Group Fit 1 <i>Aaron</i> - CR	26 8:30-9:15 Group Fit 2 <i>Aaron</i> - GYM 9:30-11:30 Arts & Crafts Group - CR
29 8:30-9:15 Group Fit 2 <i>Heather</i> - GYM 9:30-10:30 T'ai Chi Chih Canceled 9:30-10:30 Benefit Solutions Workshop - CR 10:45-11:45 Chair Yoga <i>Nicole</i> - CR(\$2)	30 9:00-Noon Quilting - CR 10:30-11:15 Group Fit 1 <i>Heather</i> - GYM 11:15 Birthday Celebration - SL	31 8:30-9:15 Group Fit 3 <i>Aaron</i> - GYM 9:30-Noon Pinochle - Stage 9:30-10:30 Stability Ball <i>Heather</i> - CR 10:45-11:45 Floor Yoga <i>Nicole</i> - CR(\$2)	1 10:30-11:15 Group Fit 1 <i>Aaron</i> - GYM	2 8:30-9:15 Group Fit 2 <i>Aaron</i> - GYM 9:30-11:30 Arts & Crafts Group - CR

Fitness Inn the Park

June 25th



**REQUEST FOR COUNCIL ACTION**

City of Fountain Inn, South Carolina

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

July 11, 2024

Regular City Council Meeting

☒ Ordinance/First Reading ☐ Ordinance/Second Reading ☐ Resolution/First & Final Reading**Agenda Date Requested:** July 11, 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: July 11, 2024
Second Reading / Final Approval: August 08, 2024

EXHIBIT A

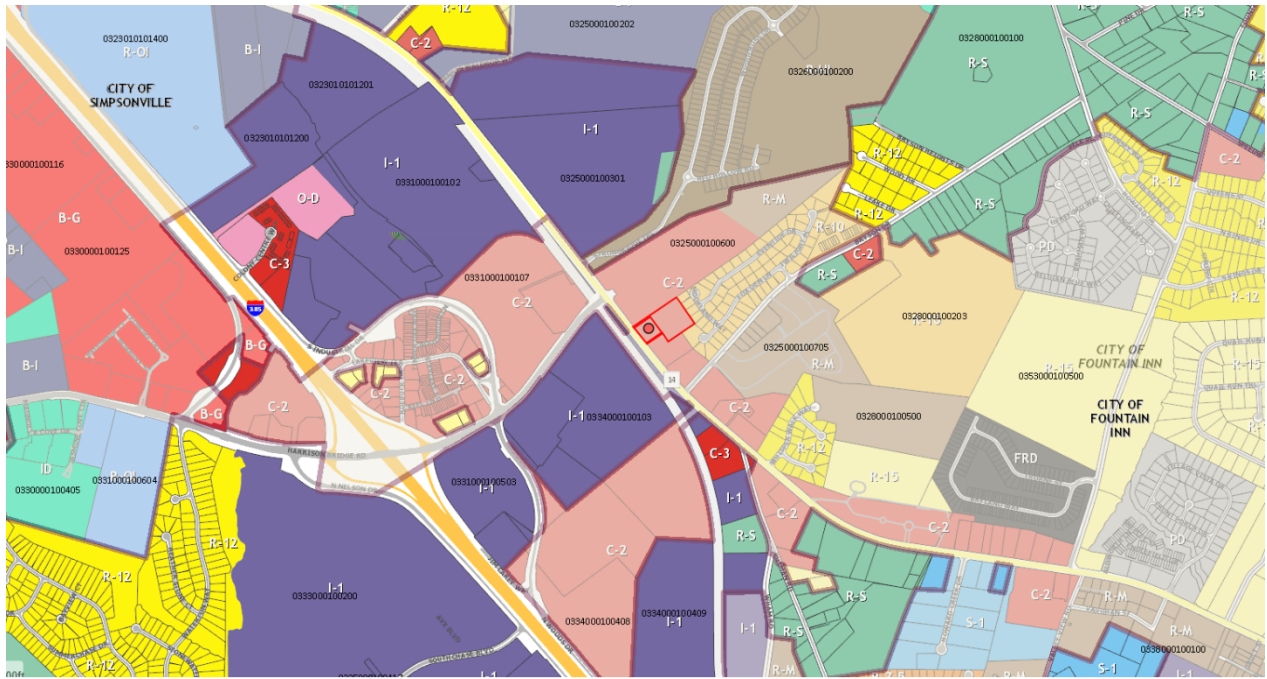
Aerial Photography



Zoning Map



Vicinity Map



AGENDA

July 11, 2024

To: City Council
From: Zoning Administrator, Dean Miller
Subject: PZ-2024-03, Proposed Rezoning of 1314 and 1318 North Main Street
Stowe Storage
Meeting Date: July 11, 2024
Type of Agenda Item: Rezoning, Public Hearing
Attachments: Aerial Map
Zoning Map
Original Statement of Intent
Original Development Plan
Revised Statement of Intent
Revised Development Plan
Summary of Changes

OWNER: Century Development Partners
AUTHORIZED REP: Alex Dmyterko
LOCATION: 1314 and 1318 North Main Street -Tax Map 0325000100701, 0325000100707
CURRENT ZONING: C-2, Commercial
REQUESTED ZONING: FRD, Flexible Review District
SIZE OF PROPERTY: Approximately 3.49 acres

REQUEST

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.

LOCATION & SITE DESCRIPTION

The site is comprised of two parcels with a combined area consisting of 3.47 acres. It is located on North Main Street (Highway 14) just south of Harrison Bridge Road. 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.

COMPREHENSIVE PLAN

The subject property is part of the Fountain Inn INNvision Comprehensive Plan, where it is designated as Commercial Mixed Use. The Commercial Mixed-Use designation serves a larger area than a Neighborhood Center and includes larger buildings with a retail anchor store. The area includes typically one anchor store, such as a grocery store with a variety of uses including commercial, service, office, and a mix of residential housing types. It may occasionally include taller buildings (max. 4-5 stories high). Multi-Family housing may be integrated as part of mixed use. Higher density housing (e.g. apartments and townhomes) should be located near shopping and services.

PROPOSED ZONING DISTRICT

FRD- Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.

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.

LANDSCAPE 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.

STAFF COMMENTS

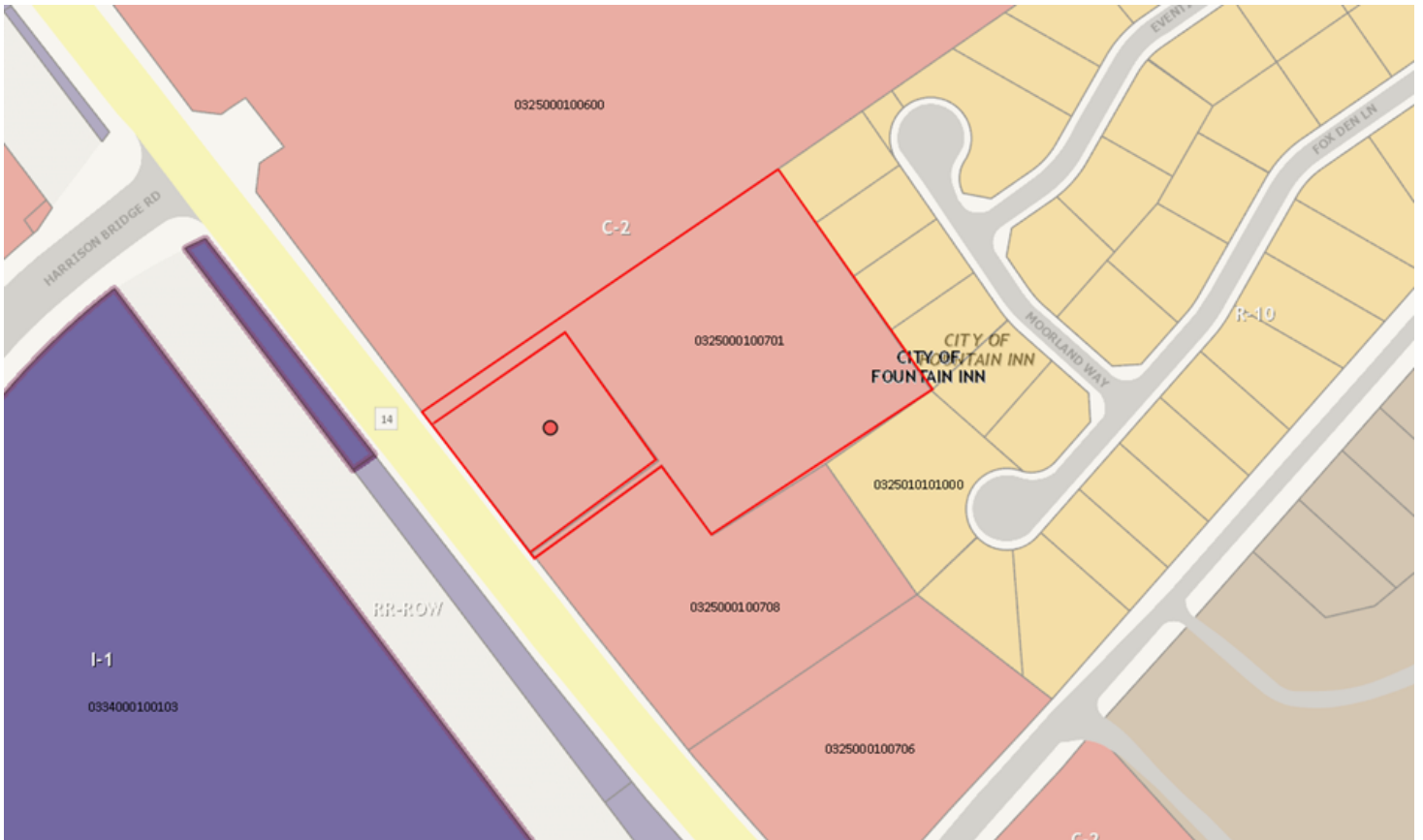
Self-Storage facilities are not permitted in the C-2, Commercial Zoning District. The request to change the existing zoning from C-2 Commercial to FRD, Flexible Review District, will allow a climate-controlled storage facility in combination with outparcel retail space. The site is designed to comply 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. Based on these reasons, staff recommends approval of the requested rezoning to FRD.

Aerial Map



200 North Main Street ♦ Fountain Inn, SC 29644
Office 864.862.4421 Opt. 4

Zoning Map



ORIGINAL STATEMENT OF INTENT

STOWE Storage Facility & Commercial

Retail Stores

“Statement of Intent”

+/-3.49 Acres

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

Statement of Intent
February 08, 2024

Applicant

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

Civil Engineer

Bluewater Civil Design, LLC
Paul J. Harrison, P.E.
718 Lowndes Hill Road
Greenville, SC 29607
(864) 326-4202
paul@bluewatercivil.com

Overall Preliminary Development Plan

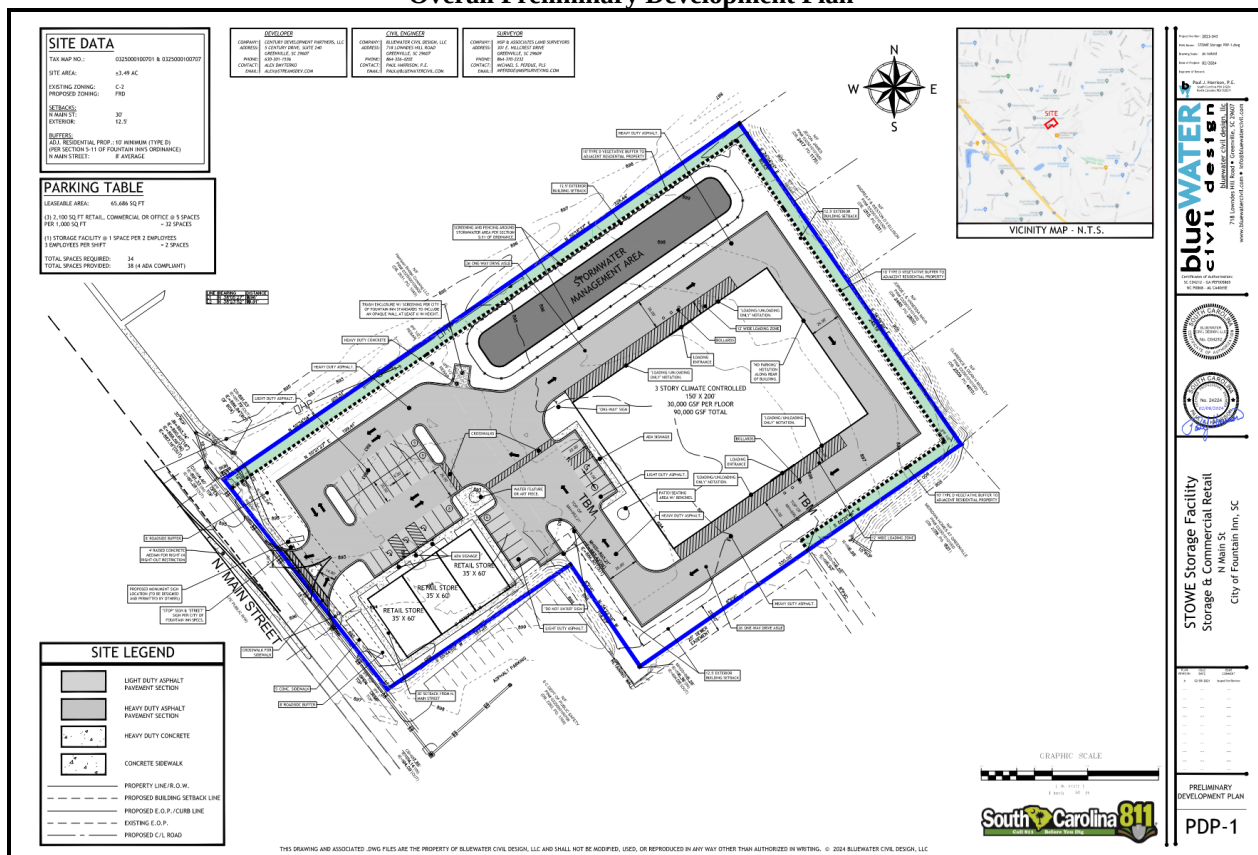


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1.0 Site Location & Property Description

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

2.0 Existing Site Features

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



Figure 1: Overall Property Map



Figure 2: Existing Topo and Site Aerial

3.0 Existing Infrastructure & Utilities

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

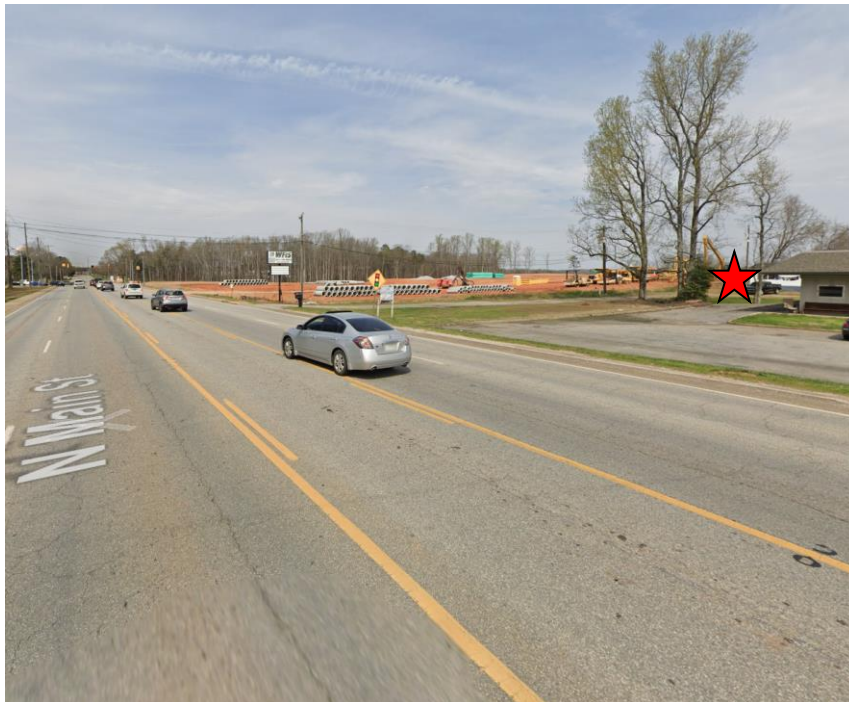


Figure 3: Street View of N Main St Looking Right



Figure 4: Street View of N Main St Looking Left

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

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

4.0 Existing Soils & Hydraulic Features

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



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

5.0 Site Development

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

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

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

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

5.1 Setbacks

All the proposed setbacks for this project are as follows:

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

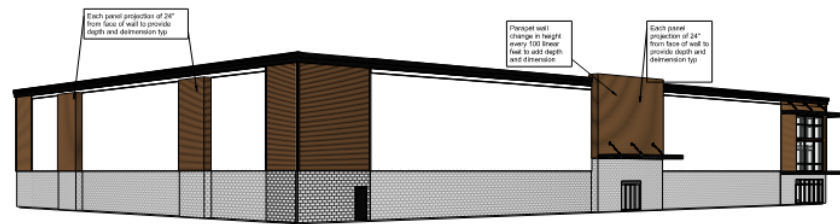
If the development proceeds as expected, the build-out will be completed within approximately 2 years.

6.0 Buildings & Materials

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

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

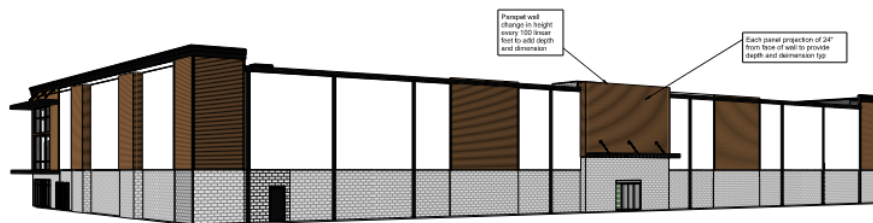
Please note the signage provided for the proposed (3) retail stores are samples to represent signage location and are not necessarily the official tenants. The tenants for the retail stores will be determined at a later date and will adhere to one of the proposed uses specified under Section 5.0 Site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



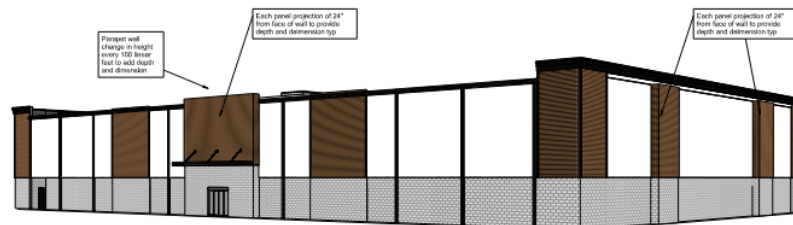
AD202.0.3 - FRONT LEFT



AD202.0.2 - FRONT RIGHT



AD202.0.1 - REAR LEFT



AD202.0.0 - REAR RIGHT

Figure 6: Sample Storage Building Elevation



Figure 7: Sample Retail Signage and Building Elevation

7.0 Landscaping, Lighting, & Signage

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

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

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



Figure 8: Sample Parking Area Lighting

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



Figure 9: Sample CBUs & Street Signs

8.0 Site Drainage

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

9.0 Additional Public Improvements

A RI/RO will be required for access into the development in coordination with SCDOT. In order to best adhere to the Commercial Development Standards, (2) public amenities shall be provided per Section 7.13.4-2.E of the ordinance. One public amenity may consist of either a water feature or art piece in front of the commercial retail stores adjacent to the parking areas. The second public amenity may consist of patio/seating area with benches adjacent to the

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

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

10.0 Property Owner's Association

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

Appendix A

Willingness to Serve Letters & SCDOT Correspondence



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

August 15, 2023

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

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

Dear Ms. Webb:

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

Duke Energy appreciates the opportunity to provide your electric service.

Sincerely,

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

Kim Ball
Engineering Design Associate

**Public Main Extension Preliminary
Capacity Request Form**
Form Revision Date: 4/13/2016

Project Information

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

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

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

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

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

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

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

Tax Map Numbers for Project: 0325000100701 & 0325000100707

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

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

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

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

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

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

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

Primary Satellite Sewer Agency Preliminary Approval

Agency Name: City of Fountain Inn

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

Comments: _____

Collection Agency Signature: *R.A. Hallon*

Date: 18 Sep 23

Secondary (Transport) Sewer Agency Preliminary Approval

Agency Name: _____

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

Comments: _____

Collection Agency Signature: _____

Date: _____

ReWa Preliminary Approval

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

ReWa Project No: PME2023-0216

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

Approved Connection Point? ☒ Yes ☐ No

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

ReWa Pretreatment form attached? ☒ Yes ☐ N/A

Comments: _____

ReWa Representative: *Kimberly Volk*

Date: 9.18.2023

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

FOUNTAIN INN FIRE DEPARTMENT

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

August 30, 2023

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

Re: 2023-043

Mrs. Webb,

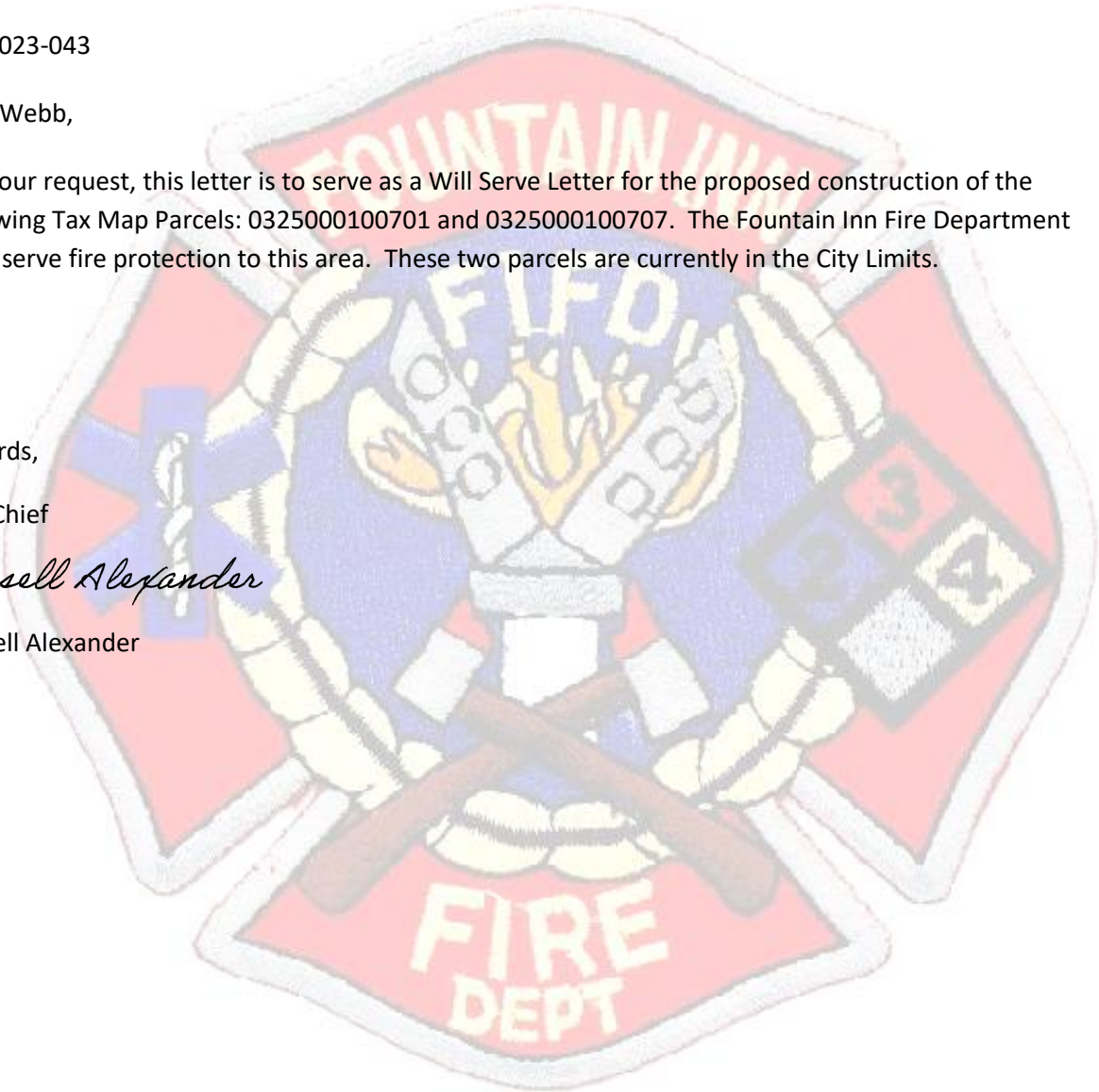
Per your request, this letter is to serve as a Will Serve Letter for the proposed construction of the following Tax Map Parcels: 0325000100701 and 0325000100707. The Fountain Inn Fire Department does serve fire protection to this area. These two parcels are currently in the City Limits.

Regards,

Fire Chief

Russell Alexander

Russell Alexander





September 1, 2023

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

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

Dear Ms. Paige:

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

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

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

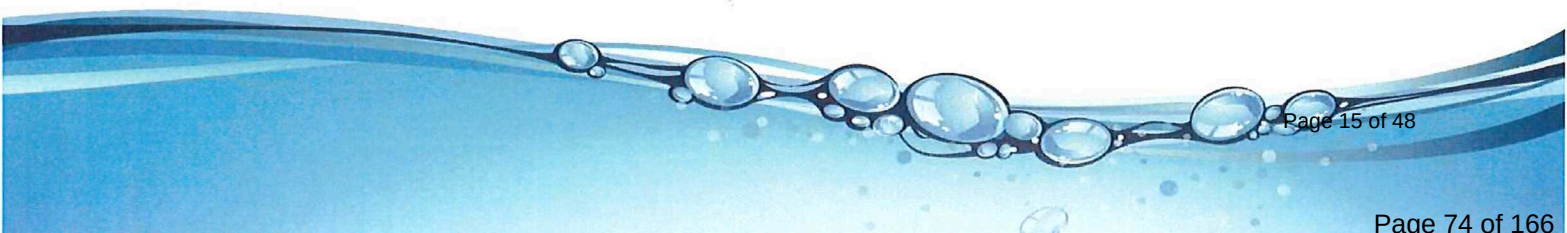
A map of the water mains in the area has been included for your convenience.

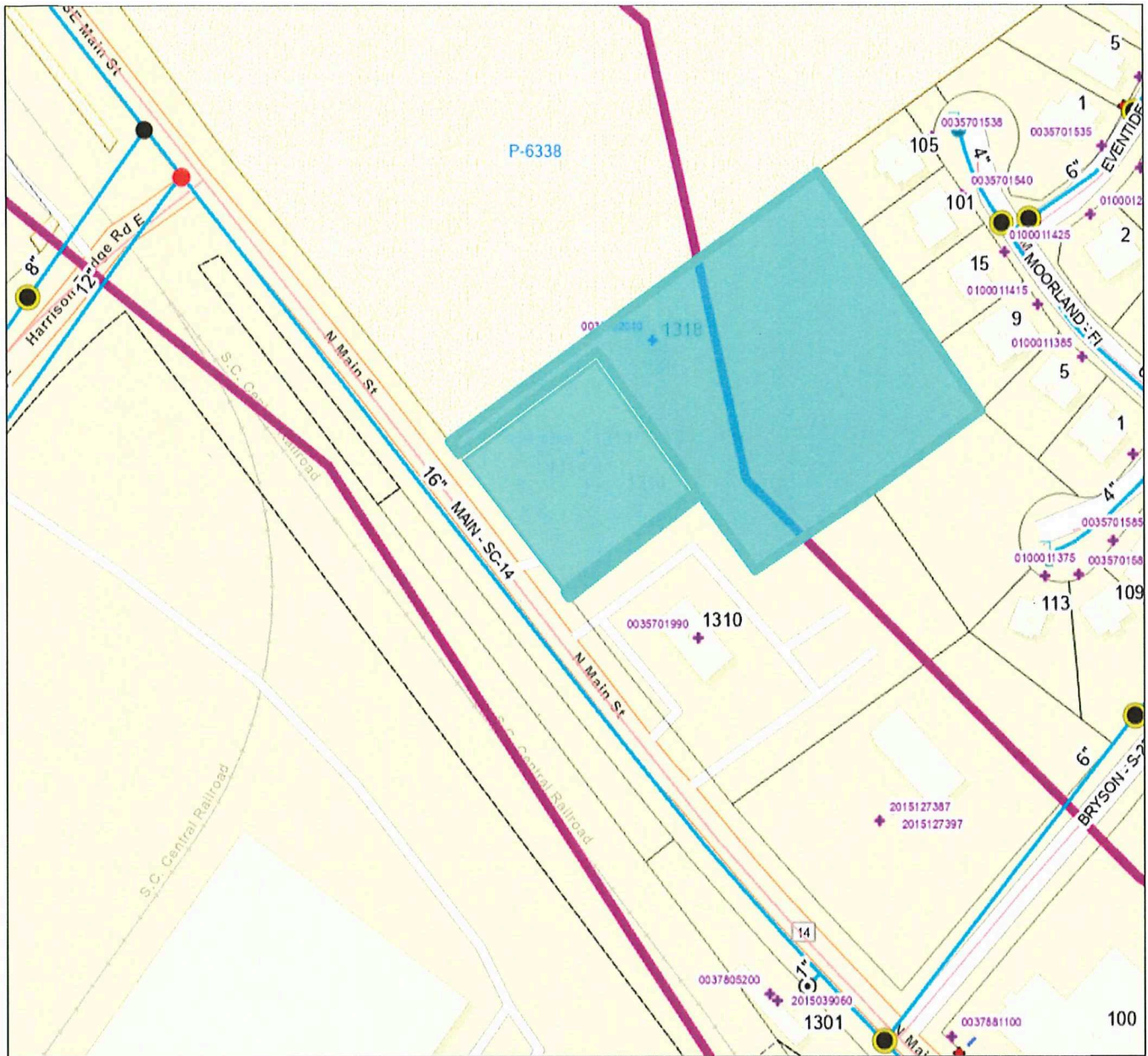
Sincerely,
GREENVILLE WATER



Mark Hattendorf
Director of Engineering

MH/as
Enclosure





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

Legend

Accounts_Meters No Meter Set No Account Meter Set	Direction Not Known Altitude Valves Air Valves Blow Off Valves Check Valves Flow Control Valves	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
Butterfly Valves Open Left, CLOSED Open Left, Open Open Right, CLOSED Open Right, Open	Fireline Valves Open Left Open Right			

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.

[illegible]

Greenville
County

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

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Brandon/Ben,

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

Thanks,

Chrissy L. Drake, PE

Page 20 of 48

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

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718 Lowndes Hill Road
Greenville, SC 29607

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Email: cdrake@bluewatercivil.com
Please visit our website at: www.bluewatercivil.com

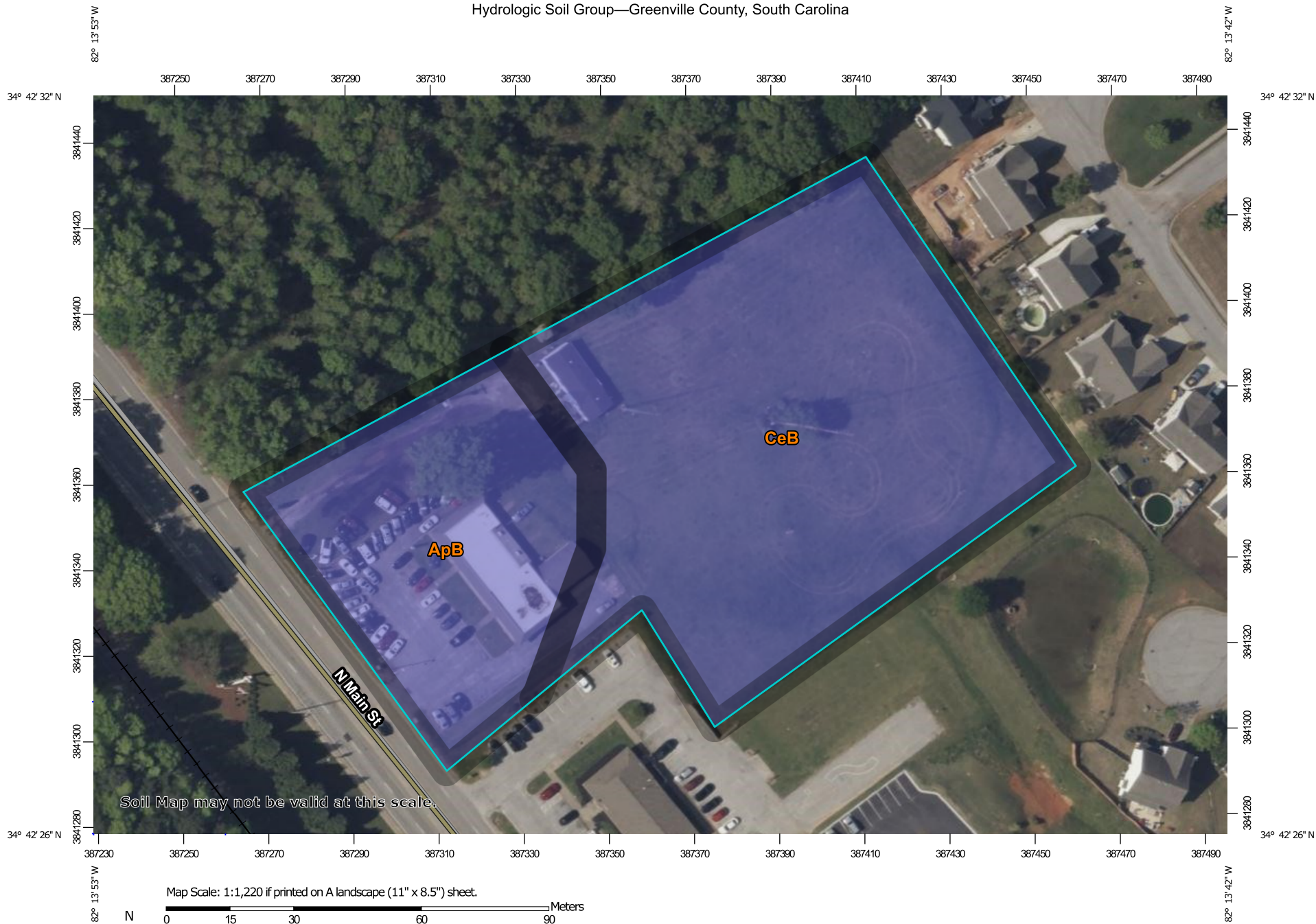
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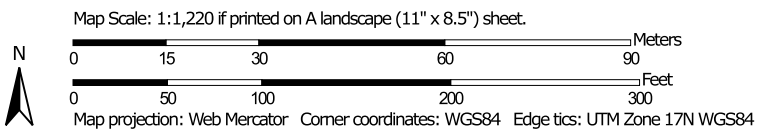
Appendix B

Soils Map & Report

Hydrologic Soil Group—Greenville County, South Carolina



Soil Map may not be valid at this scale.



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

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

Soil Rating Lines

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

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ApB	Appling sandy loam, 2 to 6 percent slopes	B	1.1	31.8%
CeB	Cecil sandy loam, 2 to 6 percent slopes	B	2.4	68.2%
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 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:

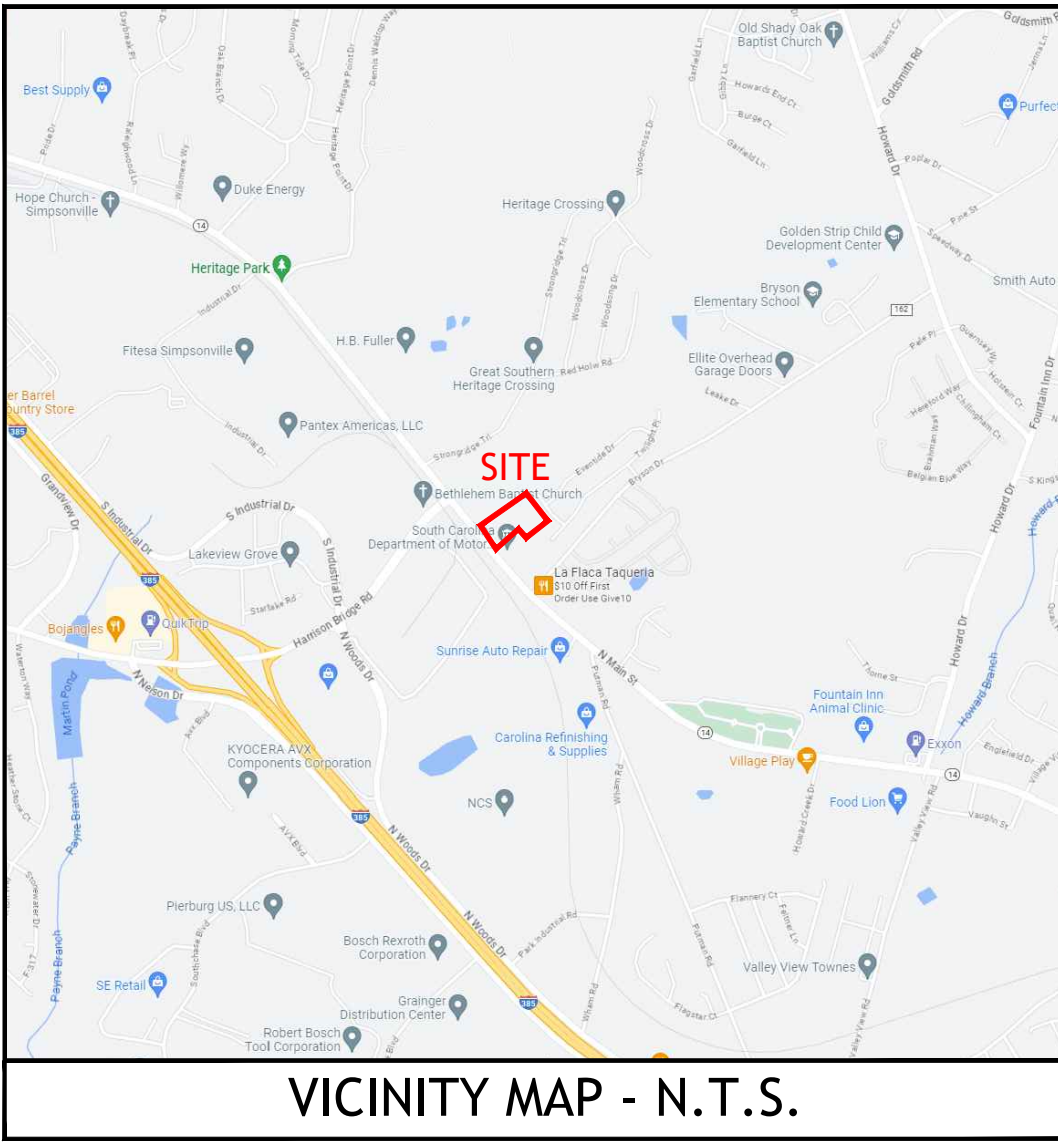
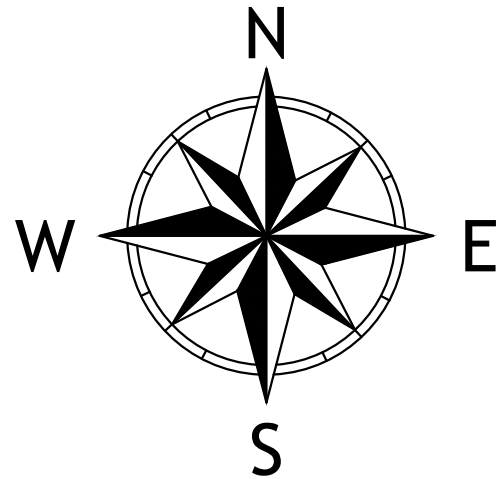
864-370-2232

CONTACT:

MICHAEL S. PERDUE, PLS

EMAIL:

MSPERDUE@MSPSURVEYING.COM



Project Number: 2023-043

DWG Name: STOWE Storage PDP-1.dwg

Drawing Scale: AS NOTED

Date of Project: 02/2024

Engineer of Record:

Paul J. Harrison, P.E.

South Carolina P.E.# 24224

North Carolina P.E.# 03871

blue

WATER

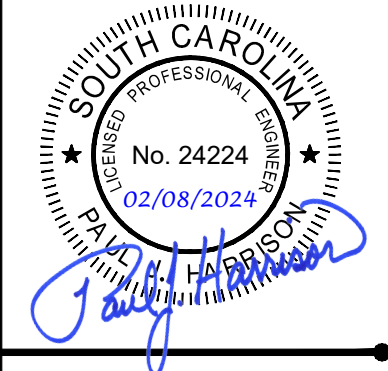
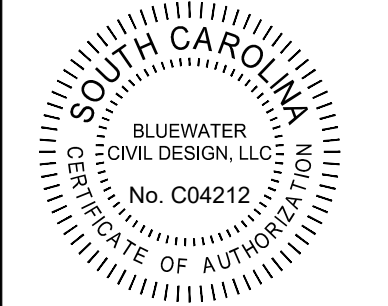
civil design

bluewater civil design, llc

718 Lowndes 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

NATURAL
RESOURCES
INVENTORY

NRI-1
Page 28 of 48



GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100

(IN FEET)

1 inch = 30 ft.

South Carolina 811

Call 811 Before You Dig

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:

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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:

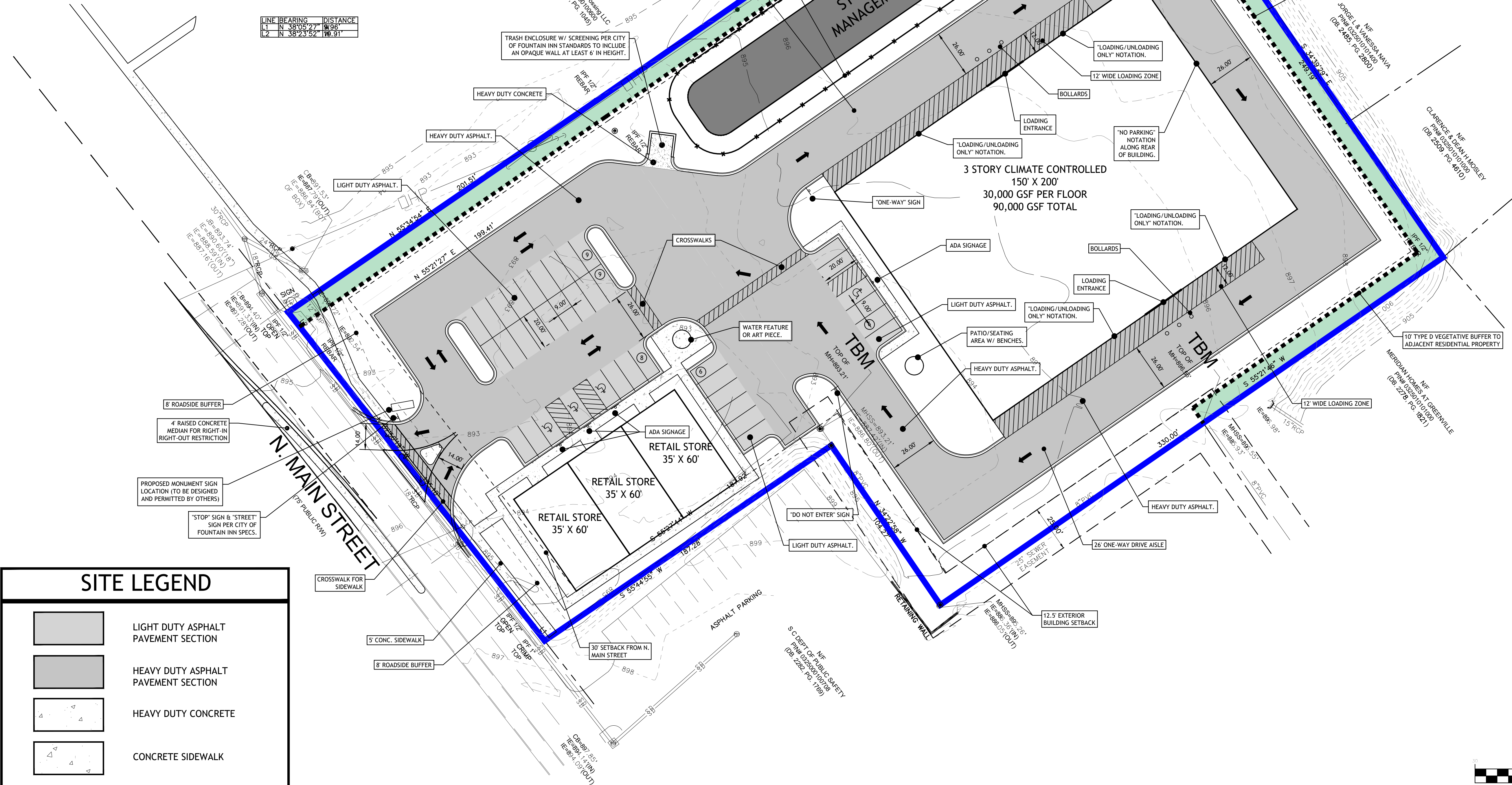
864-370-2232

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

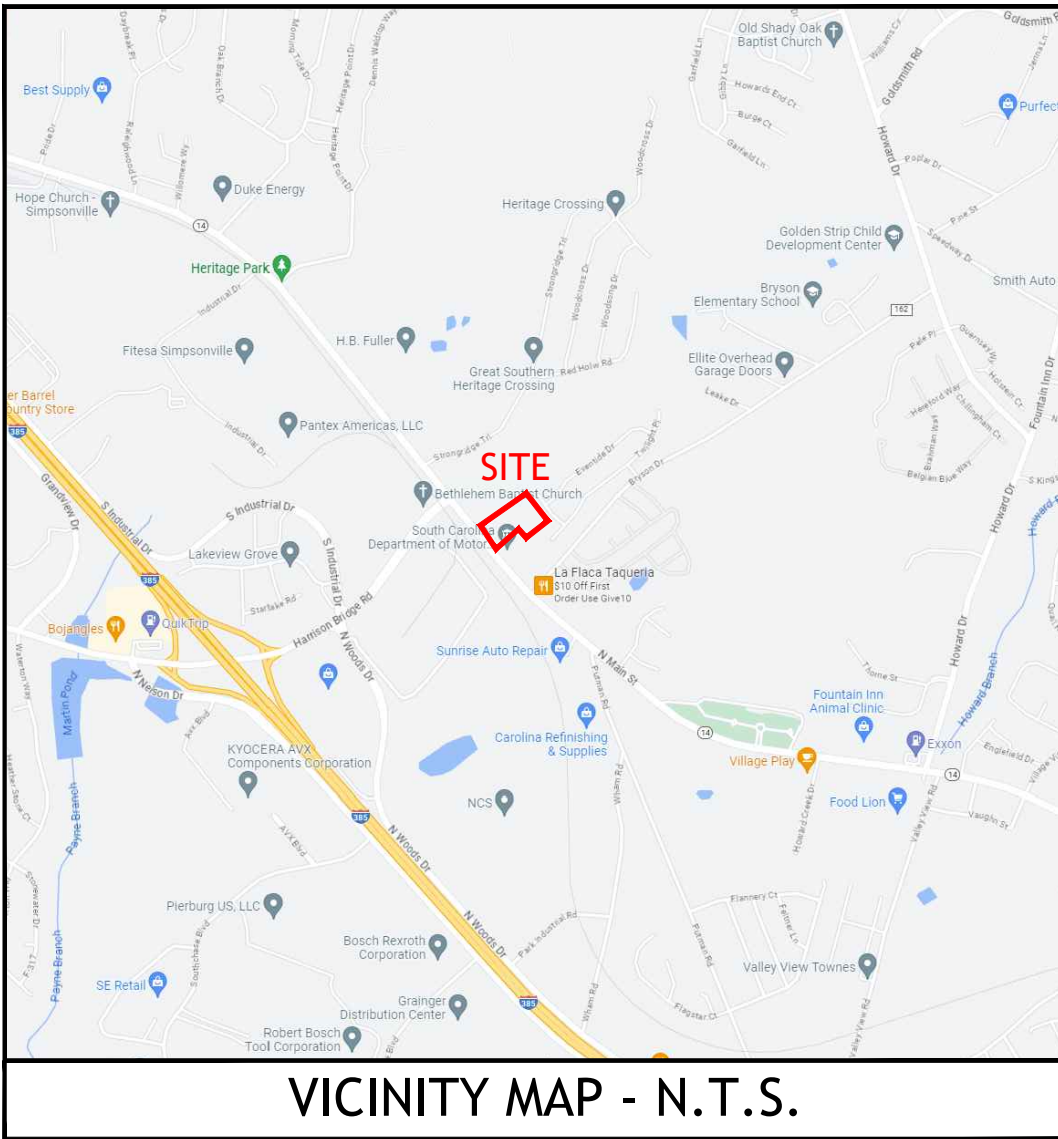
PROPERTY LINE/R.O.W.

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. #2424

North Carolina P.E. #3371

bluewater civil design

bluewater civil design, llc

718 Lowmedes Hill Road • Greenville, SC 29607

www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:

SC C04212 - GA PEF005865

NC P0868 - AL CA4065E

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

02/08/2024

Paul J. Harrison, P.E.

STOWE Storage Facility

Storage & Commercial Retail

N Main St

City of Fountain Inn, SC

PLAN REVISION

ISSUE DATE

ISSUE COMMENT

A

02/08/2024

Issued for Review

PRELIMINARY DEVELOPMENT PLAN

PDP-1

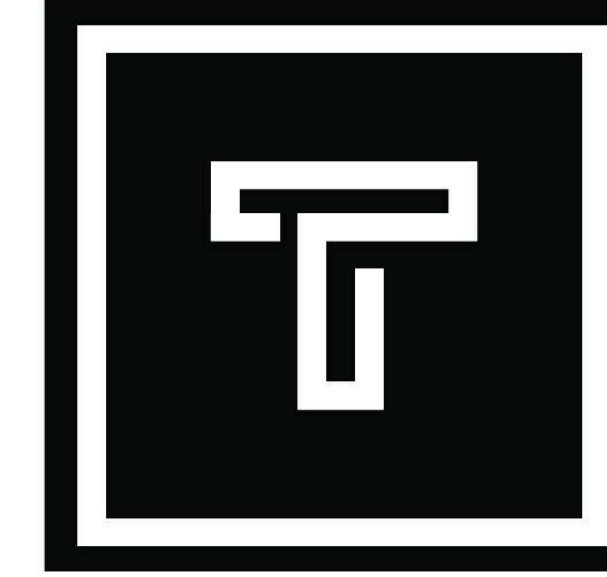
Page 30 of 48

Appendix E

Landscaping Plan (LS-1)

Appendix F

Building Elevations and Example Sign Package for Retail Stores



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

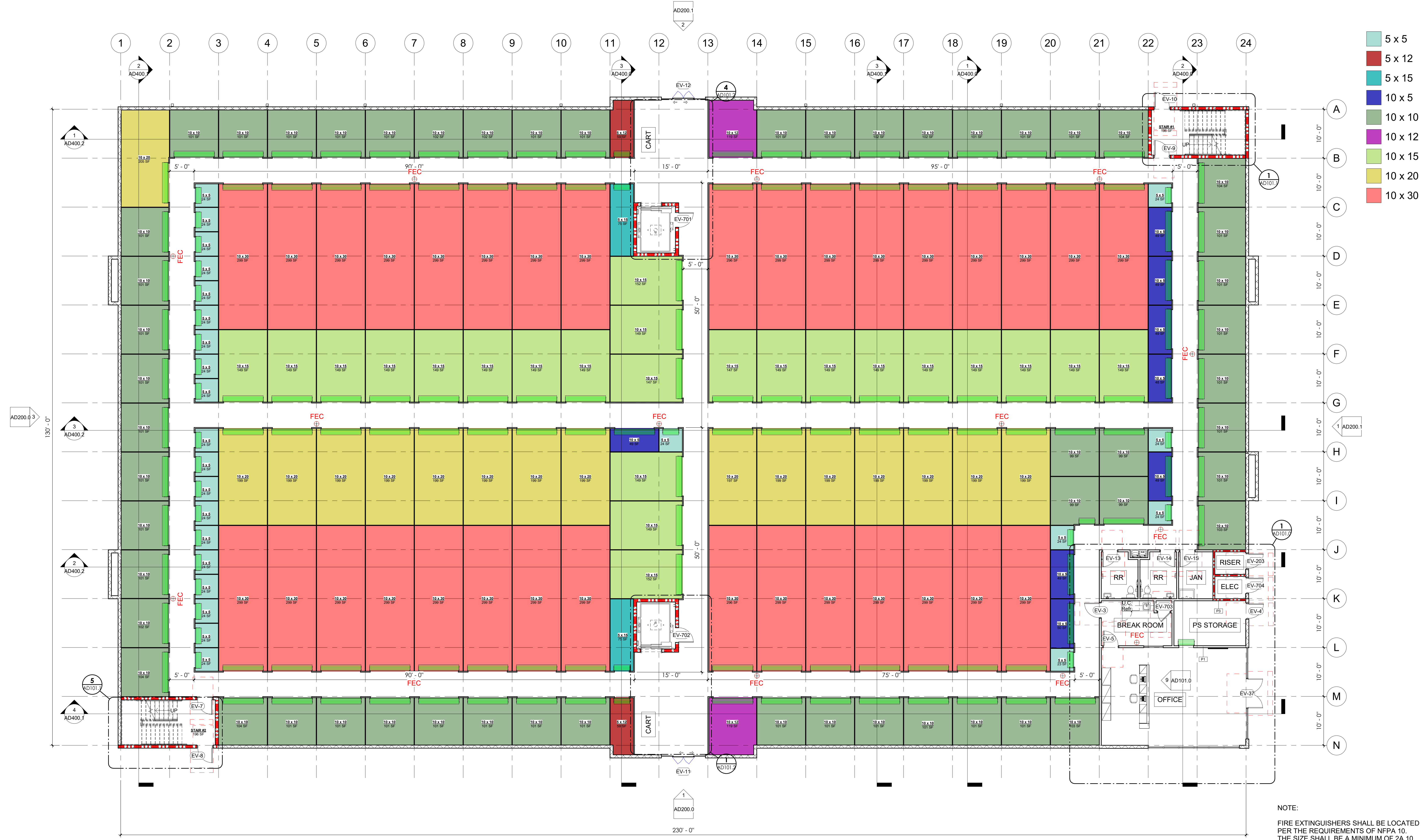


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Commission:
MSSI Design LLC
6520 Code Center Drive - Kennesaw, GA
New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023-31
Issue Date:
12-20-2023 - Owner Review
Set
Revisions:

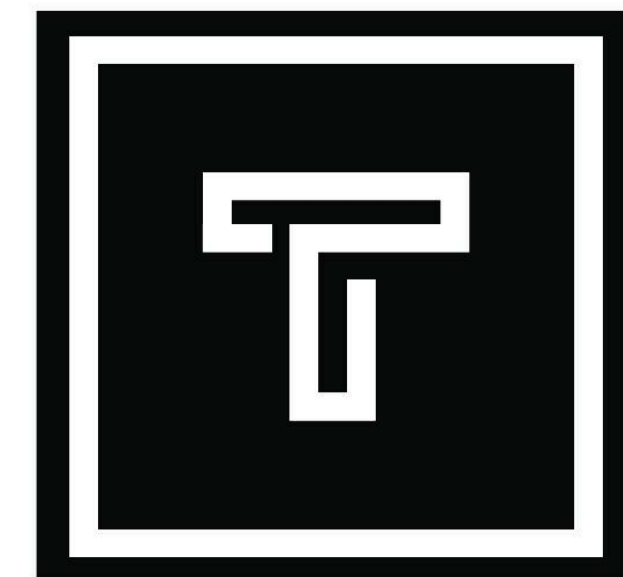
Architectural-
First Floor Plan

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%

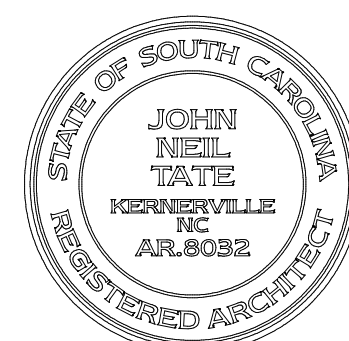


NOTE:
FIRE EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF 2A 10 BC AND MOUNTED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE. (2018 NFPA 10.6.1)

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%



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



owner review / construction
not for permit

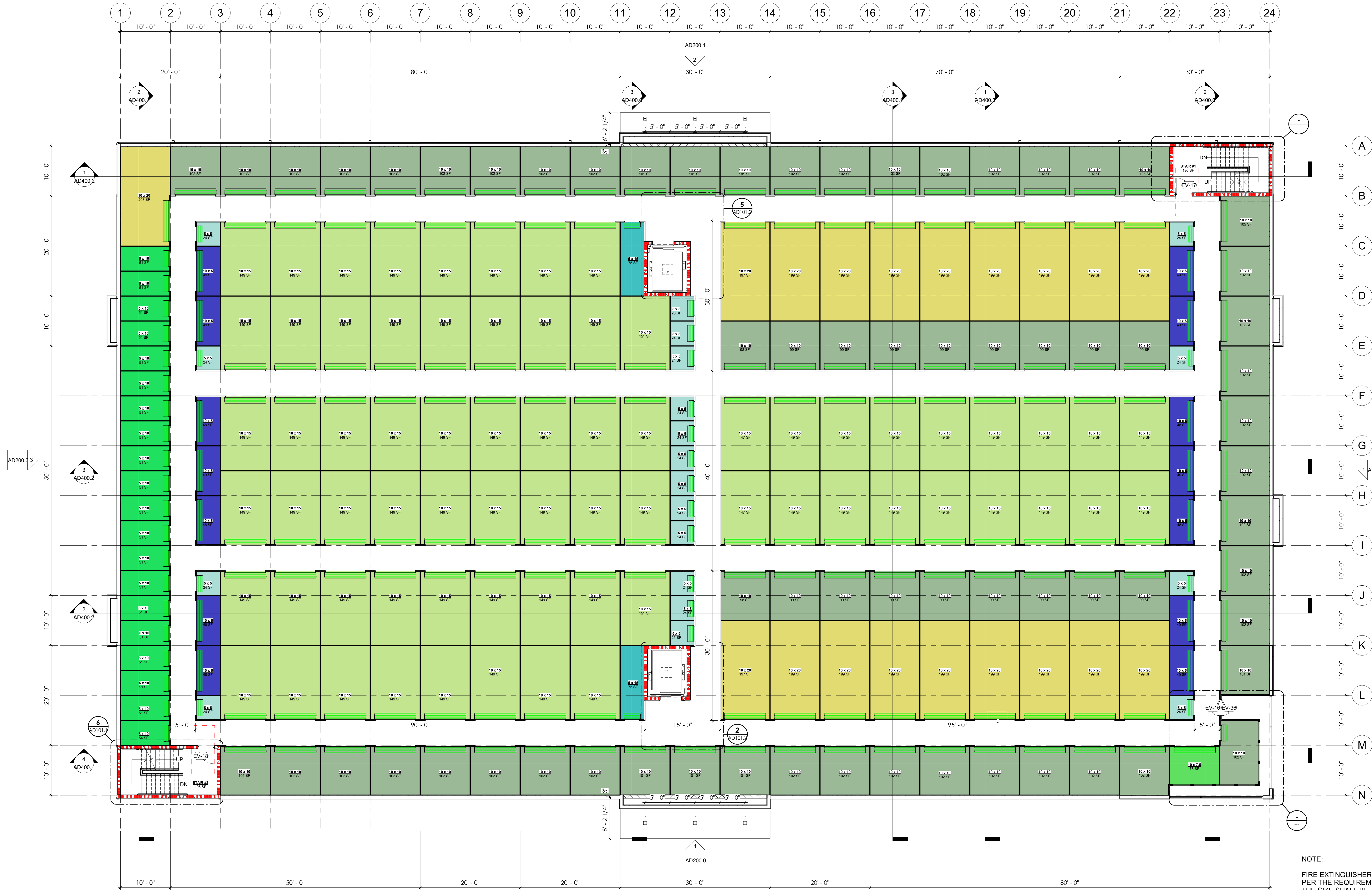
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6520 Code Center Drive - Kennesaw, GA

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

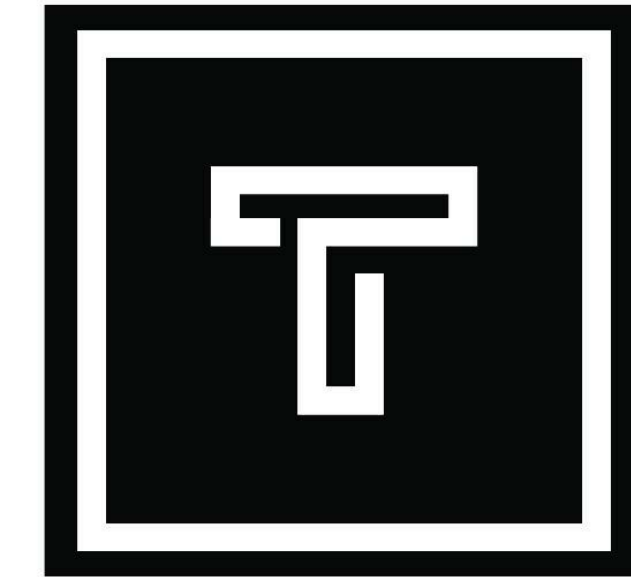
Commission Number:
2023.31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

Architectural-
Second Floor Plan



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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%



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

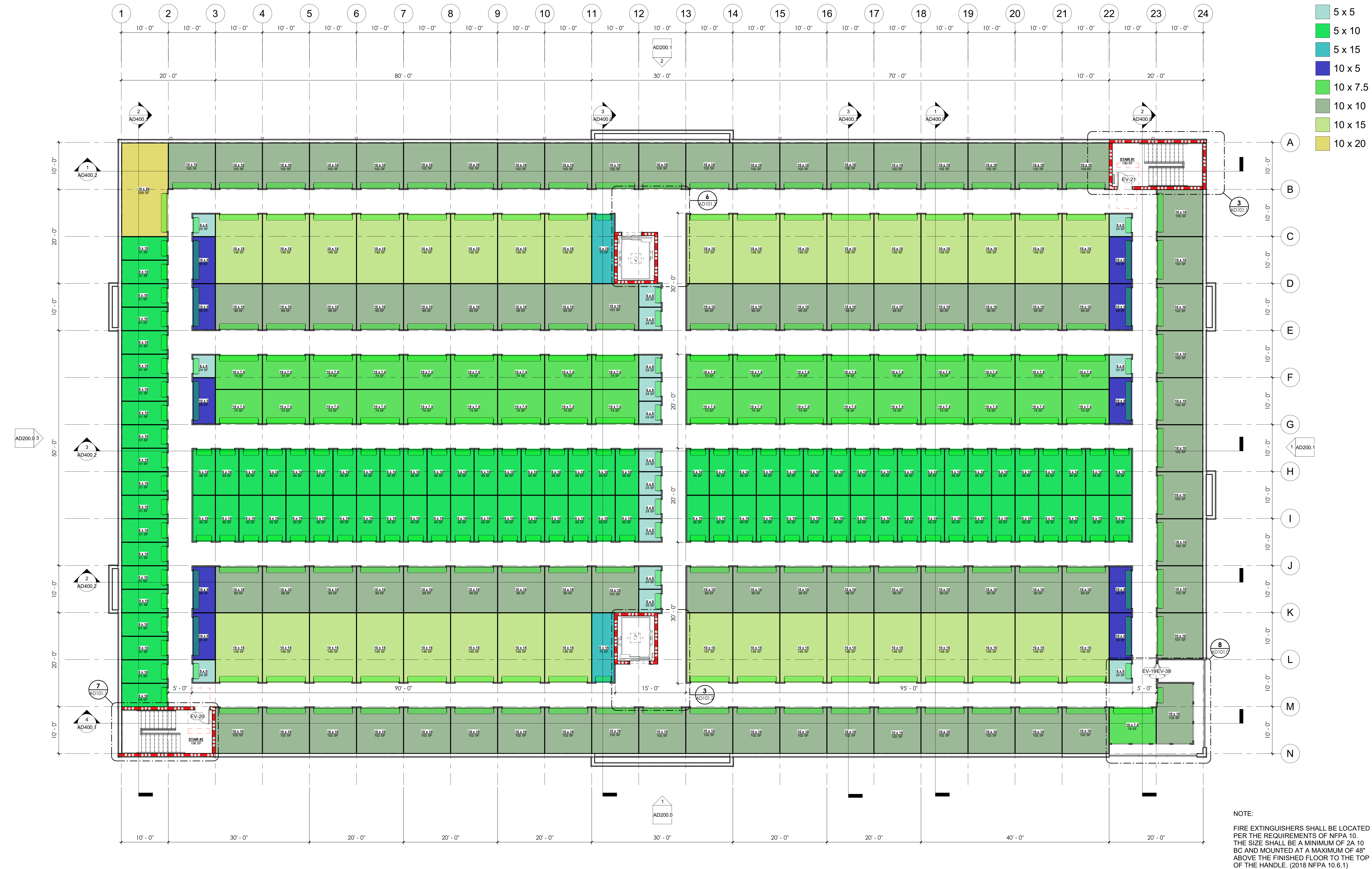


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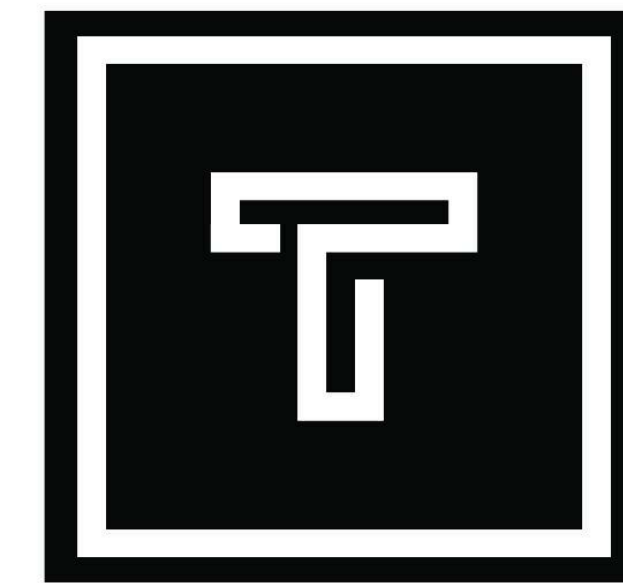
Commission:
MSSI Design LLC
6520 Cobb Center Drive - Kennesaw, GA
New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023.31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

Architectural-
Third Floor Plan

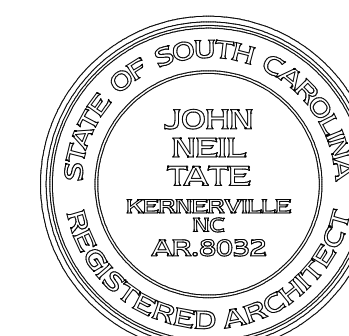
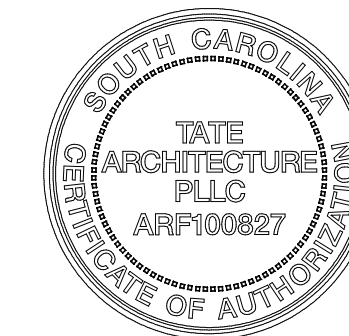
AD100.3.1 - Third Floor Plan (30,381 SF)
1/8" = 1'-0"



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)



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owner review
not for permit / construction

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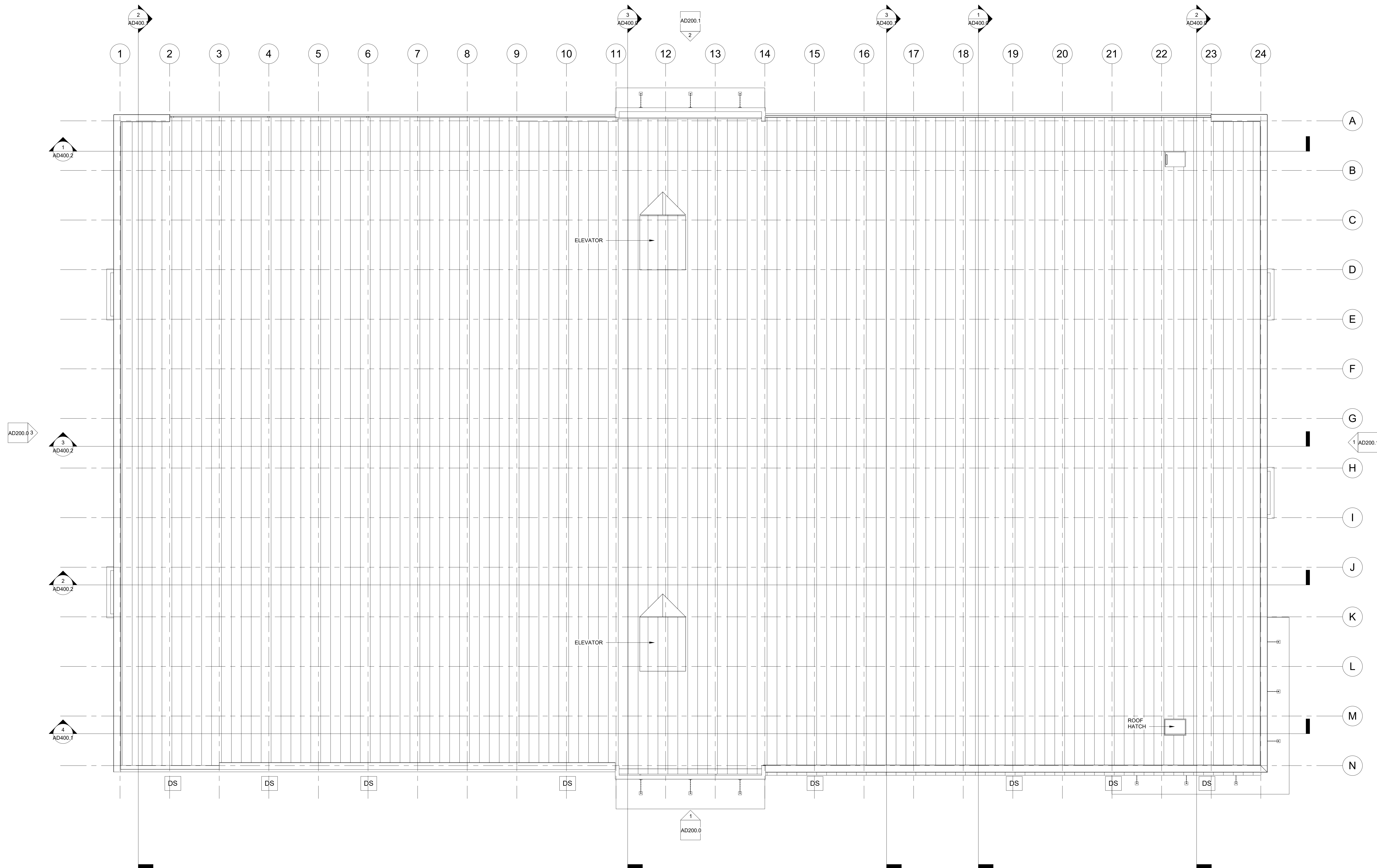
Commission:
MSSI Design, LLC
6520 Cobb Center Drive - Kennesaw, GA

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

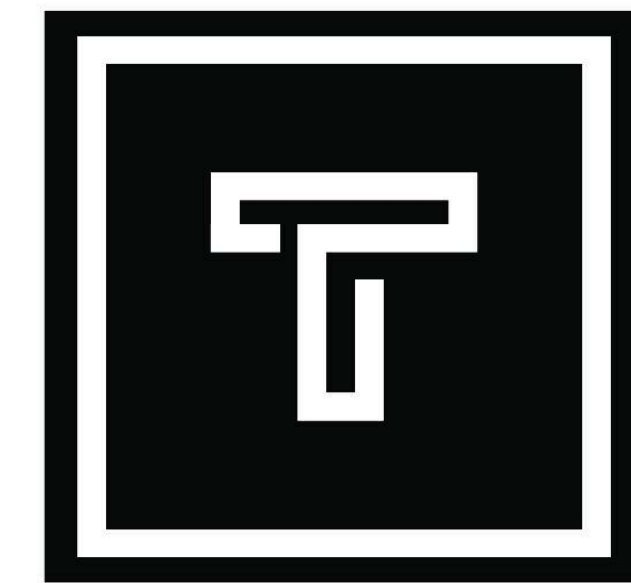
Commission Number:
2023-31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

Architectural-
Roof Plan

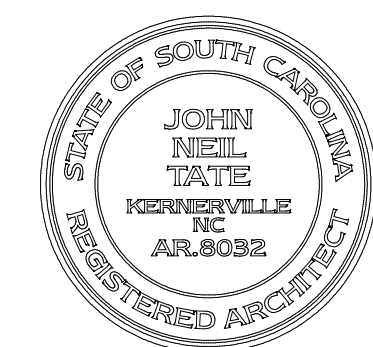
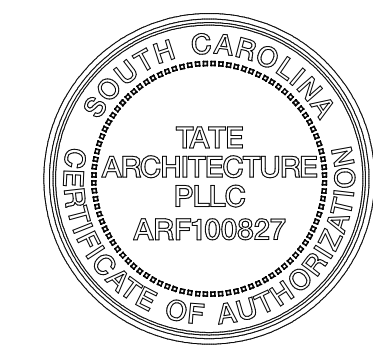
AD100.4
Sheet No. Page 96 of 166



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



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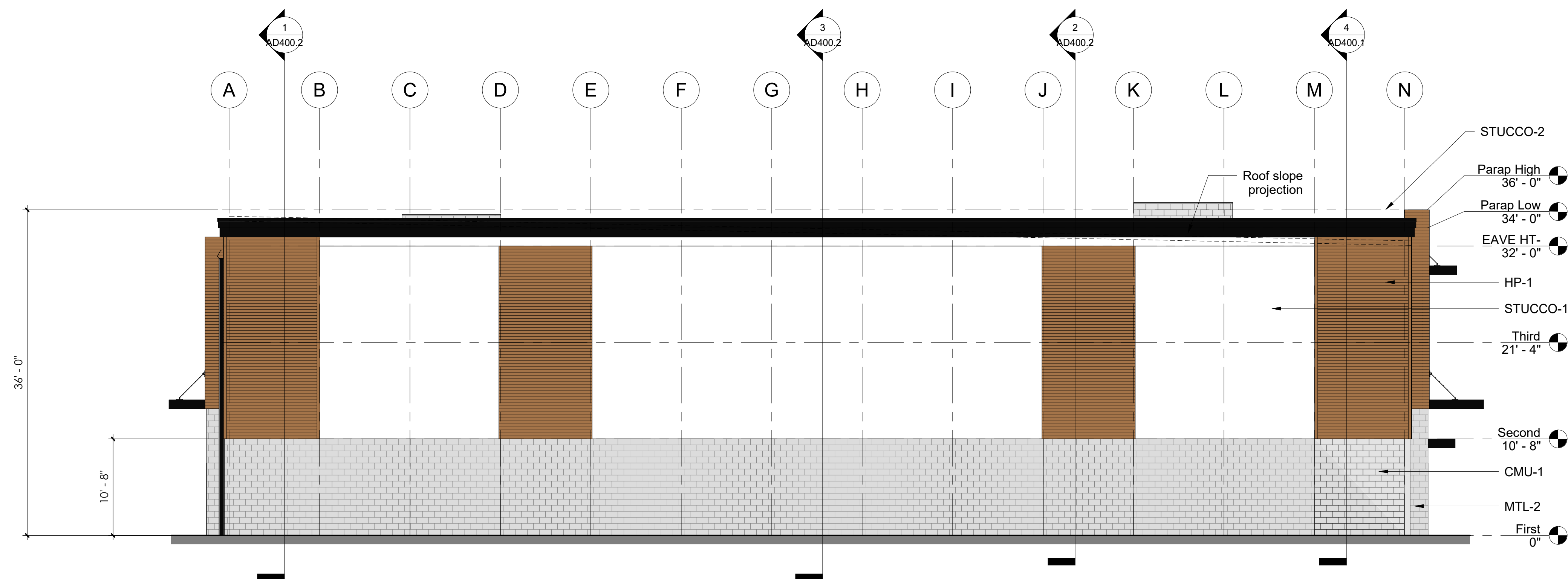
Commission:
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6530 Cobb Center Drive - Kennesaw, GA

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Streams Development
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Commission Number:
2023-31
Issue Date:
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Revisions:

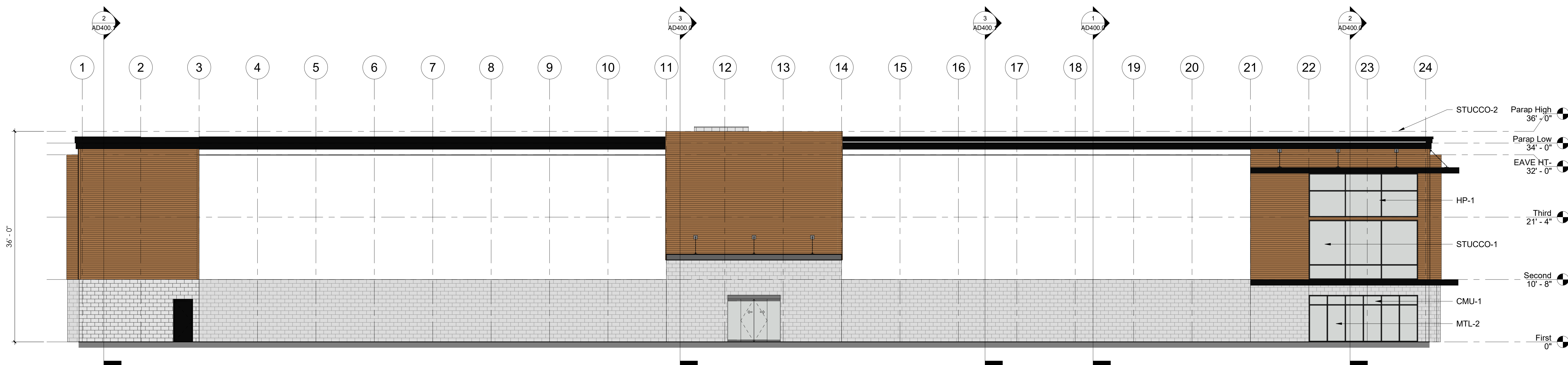
Architectural-
Exterior Elevations

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



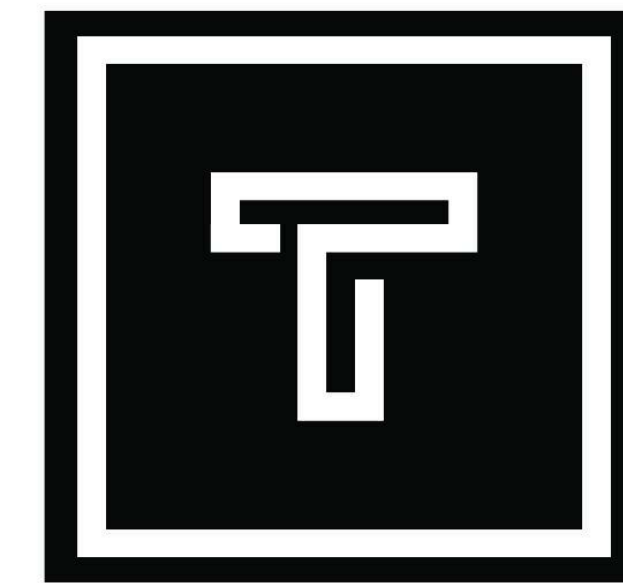
AD200.0.3 - NORTH ELEVATION

1/8" = 1'-0"

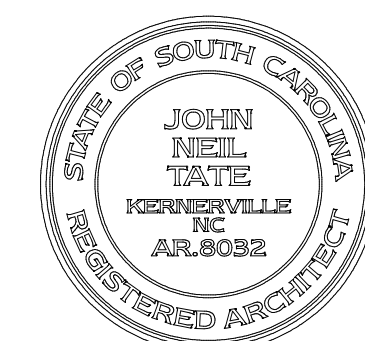


AD200.0.1 - WEST ELEVATION

1/8" = 1'-0"



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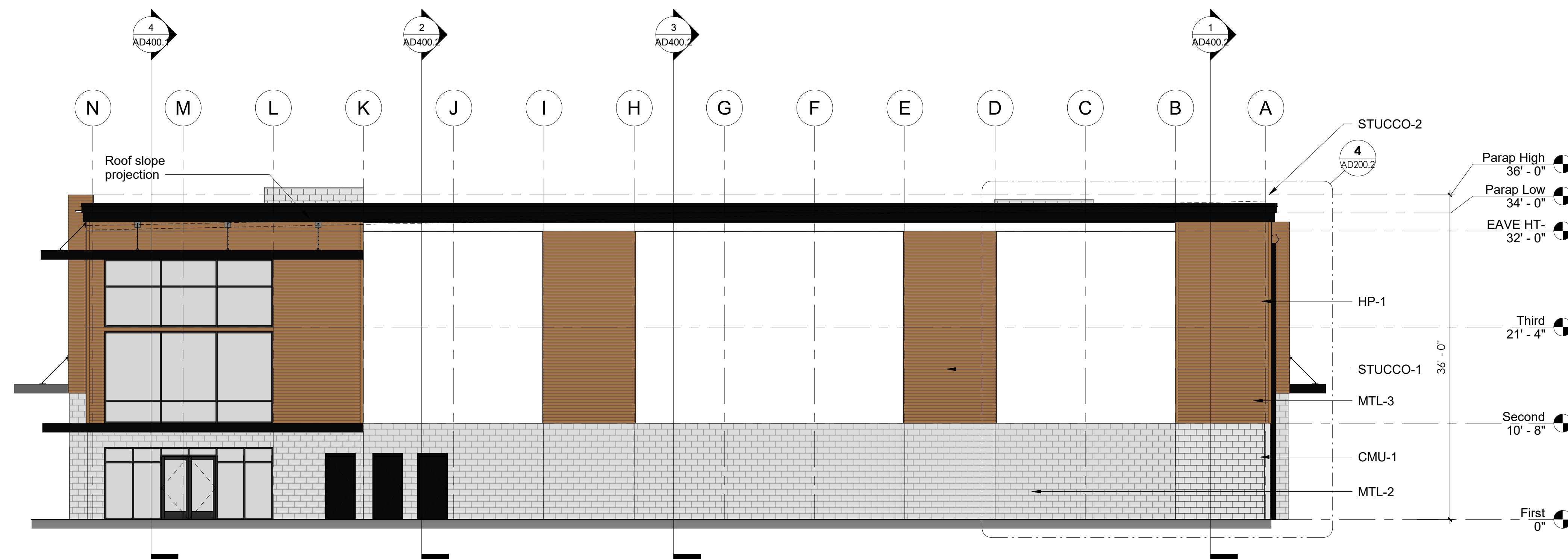
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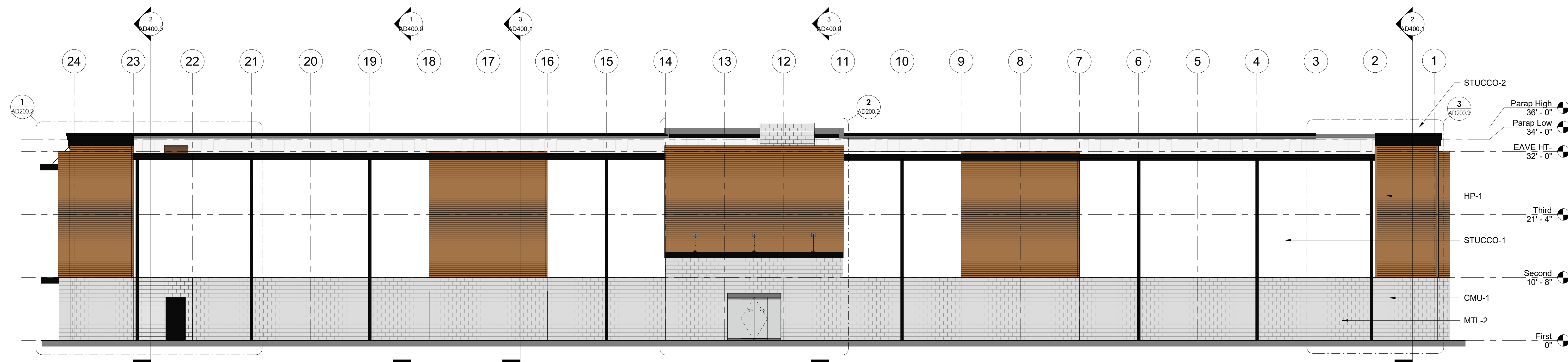
Commission:
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Commission Number:
2023-31
Issue Date:
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Revisions:

Architectural-
Exterior Elevations

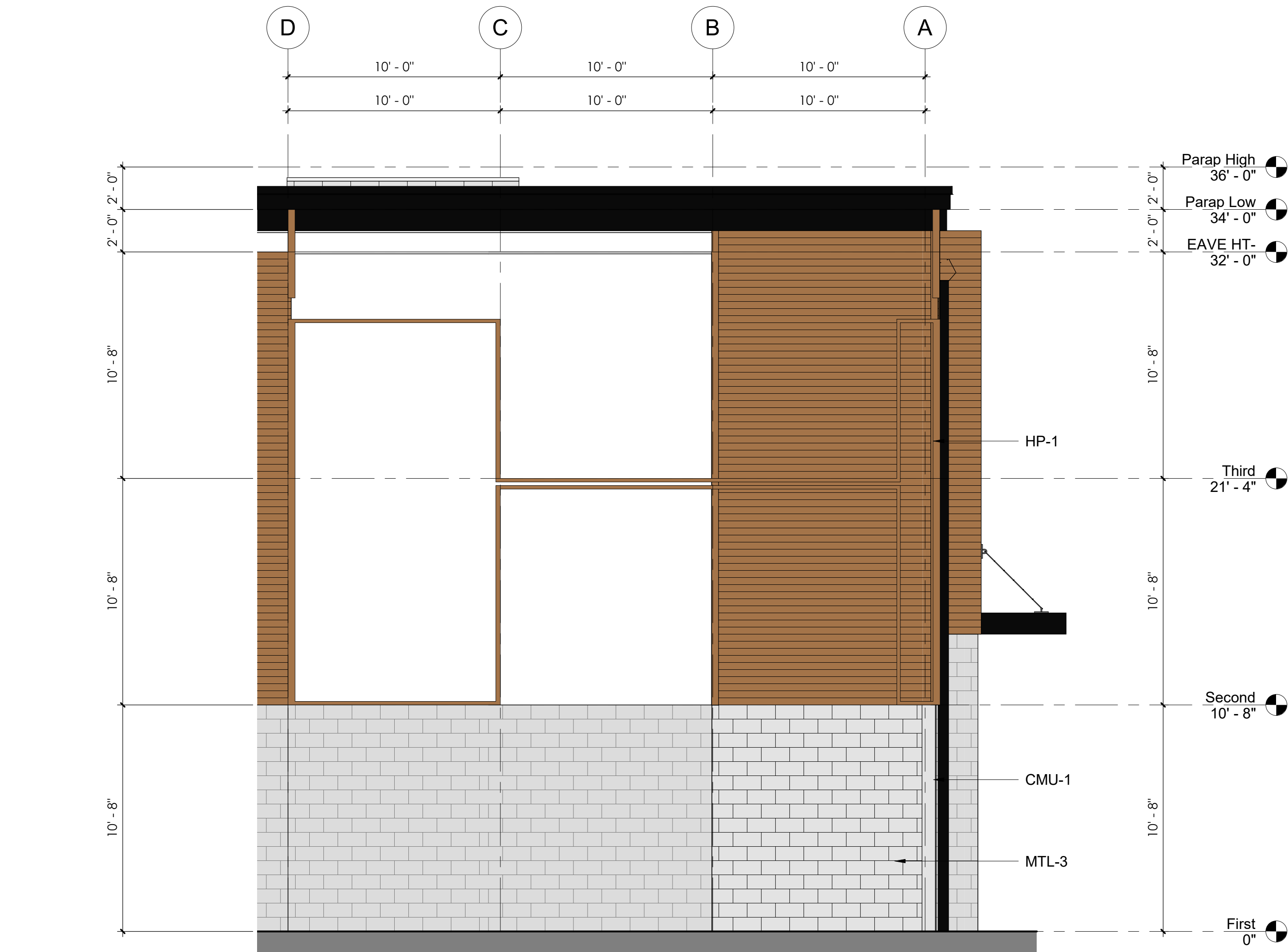
MATERIALS LEGEND			
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	STUCCO-1 SYNTHETIC STUCCO FIELD COLOR MFR: DRYVIT COLOR: 523 Gray Mist RGB 223 222 209 FINISH: SAND PEBBLE		MTL-2 MISCELLANEOUS METALS (PARAPET COPING, GUTTER / D.S, HM EXT. DOORS, ETC) COLOR: SLATE GRAY
	STUCCO-3 SYNTHETIC STUCCO 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



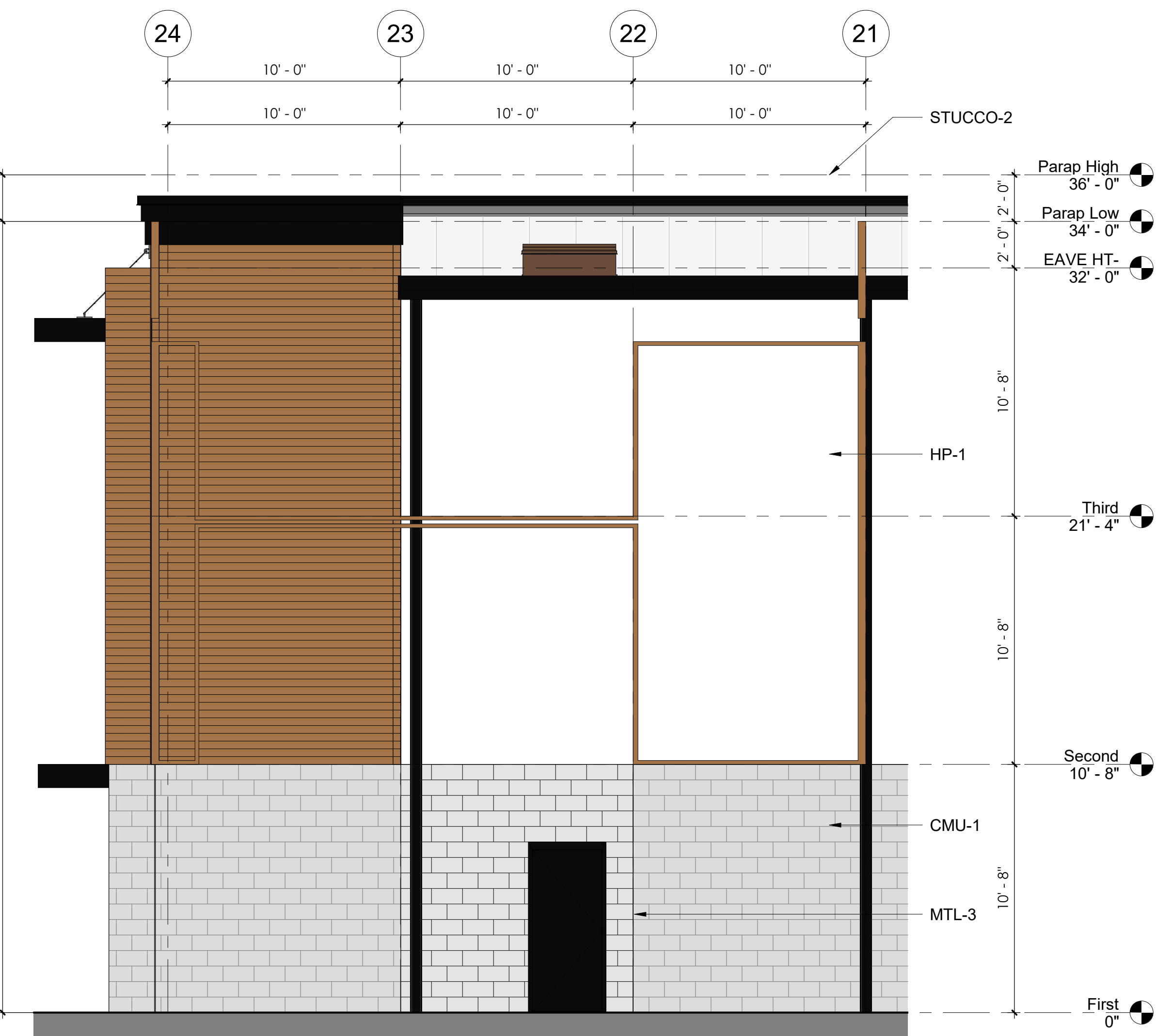
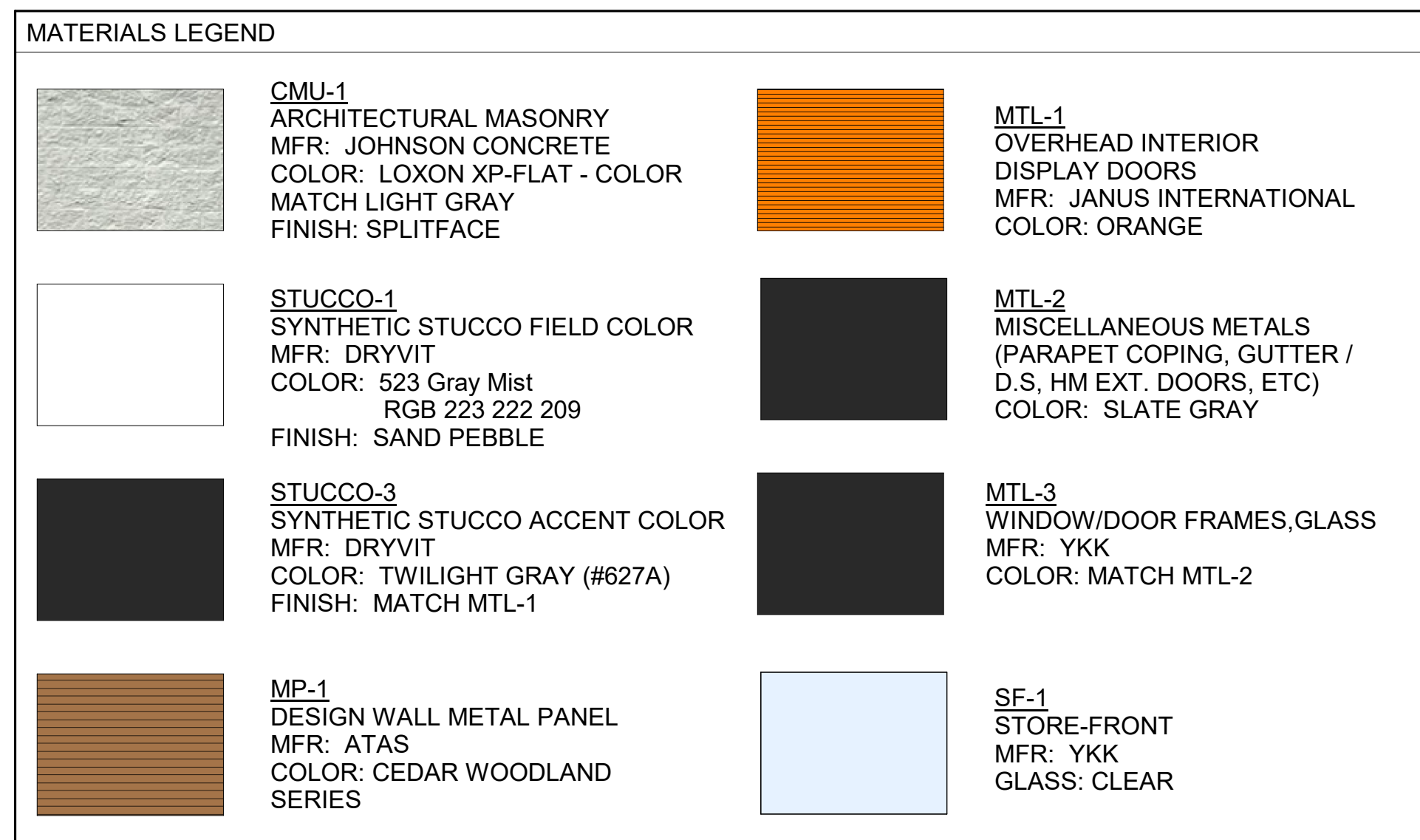
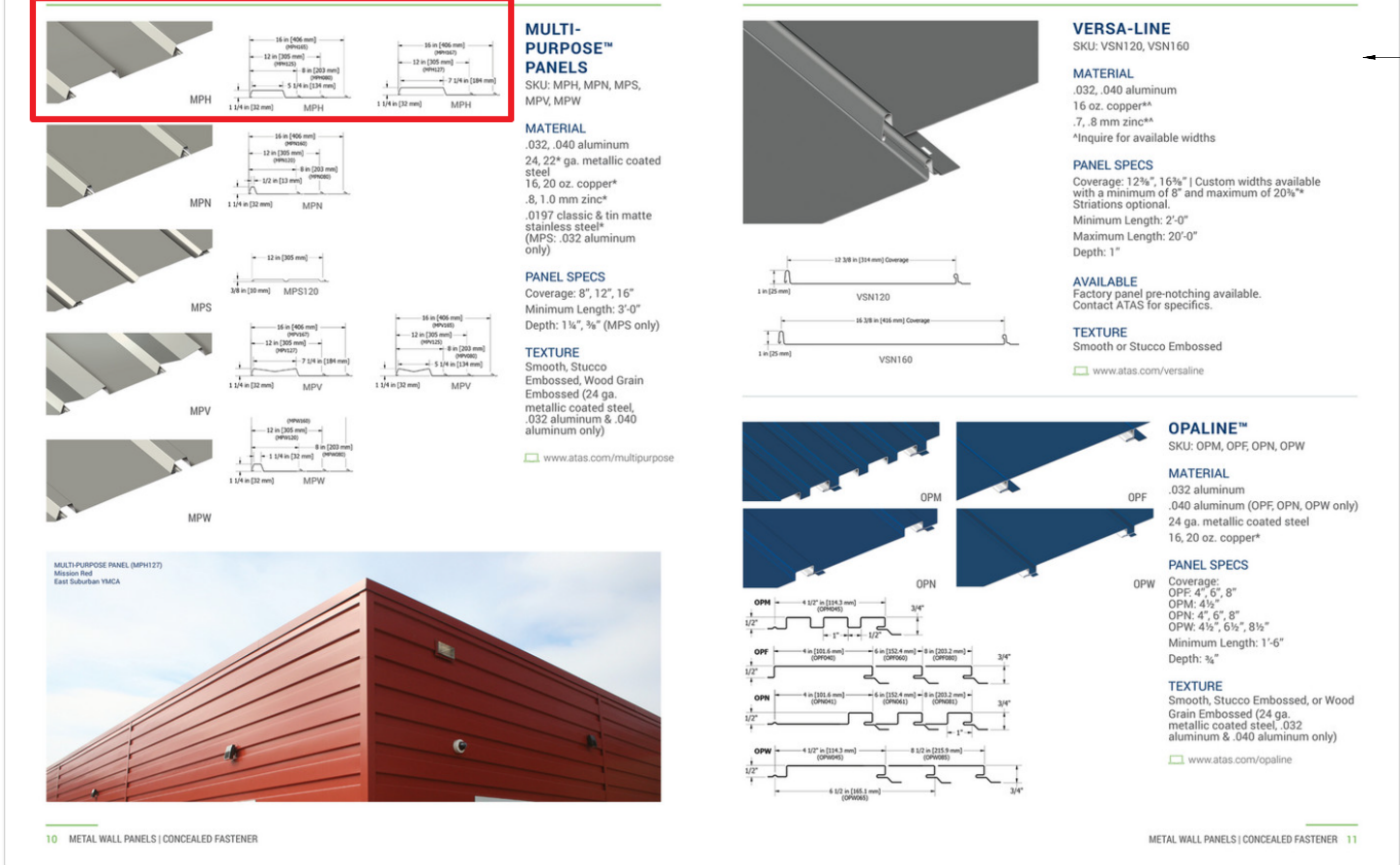
AD200.1.1 - SOUTH ELEVATION(FACING S BUNCOMBE RD)
1/8" = 1'-0"



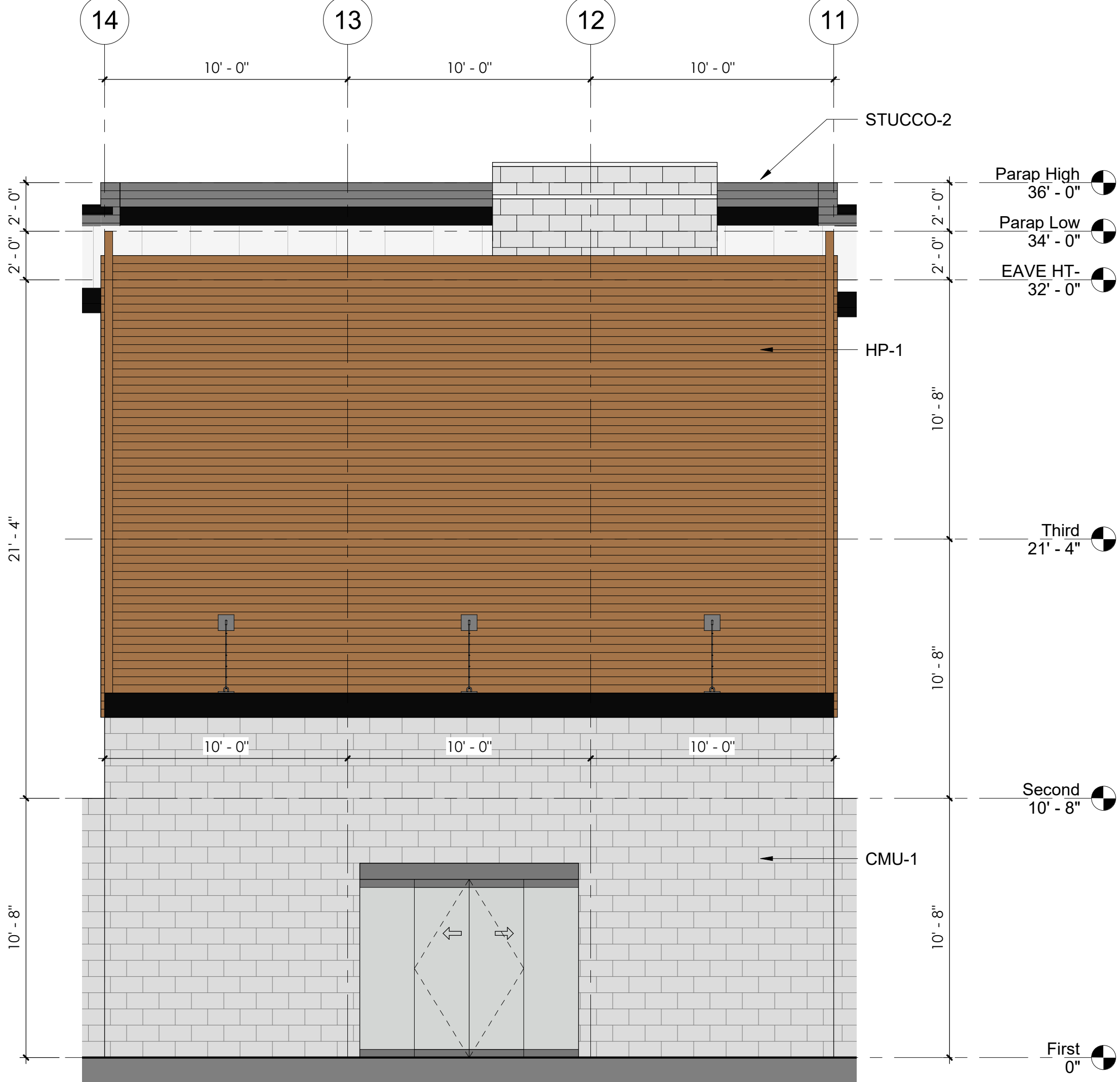
AD200.1.2 - EAST ELEVATION
1/8" = 1'-0"



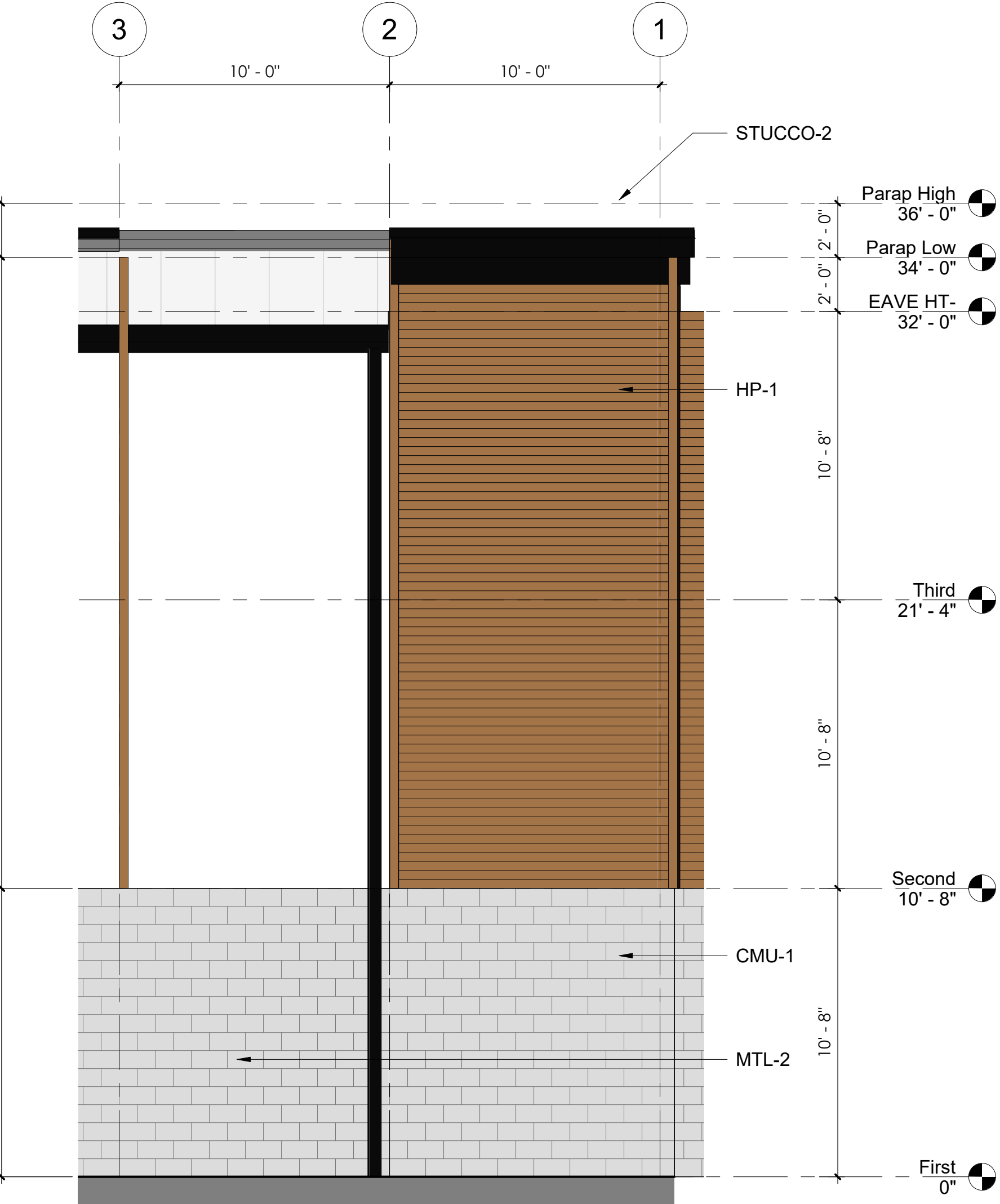
AD200.2.4 - SOUTH ELEVATION(FACING S BUNCOMBE RD) - Callout 1
1/4" = 1'-0"



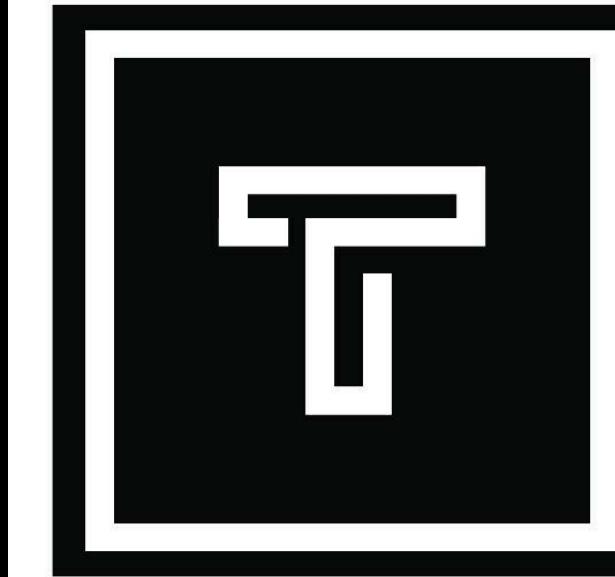
AD200.2.1 - EAST ELEVATION - Callout 1
1/4" = 1'-0"



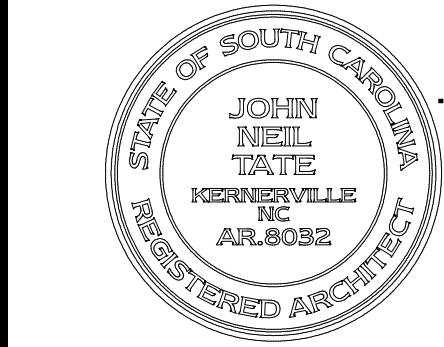
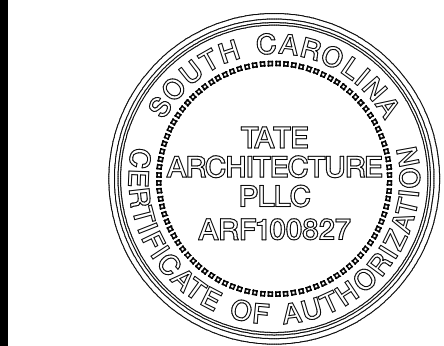
AD200.2.2 - EAST ELEVATION - Callout 2
1/4" = 1'-0"



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



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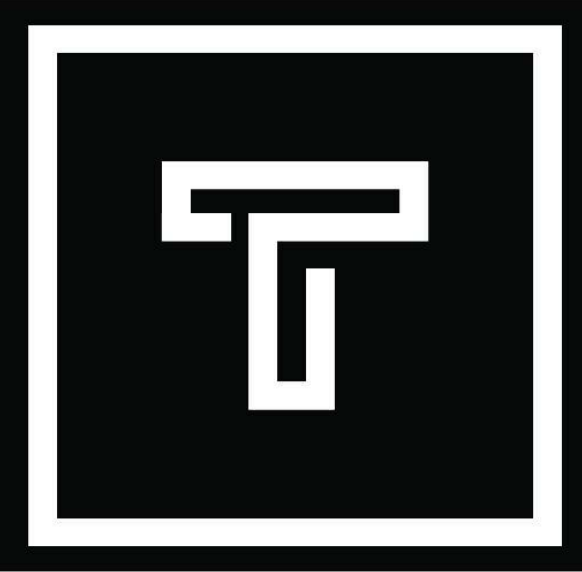


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2023.31
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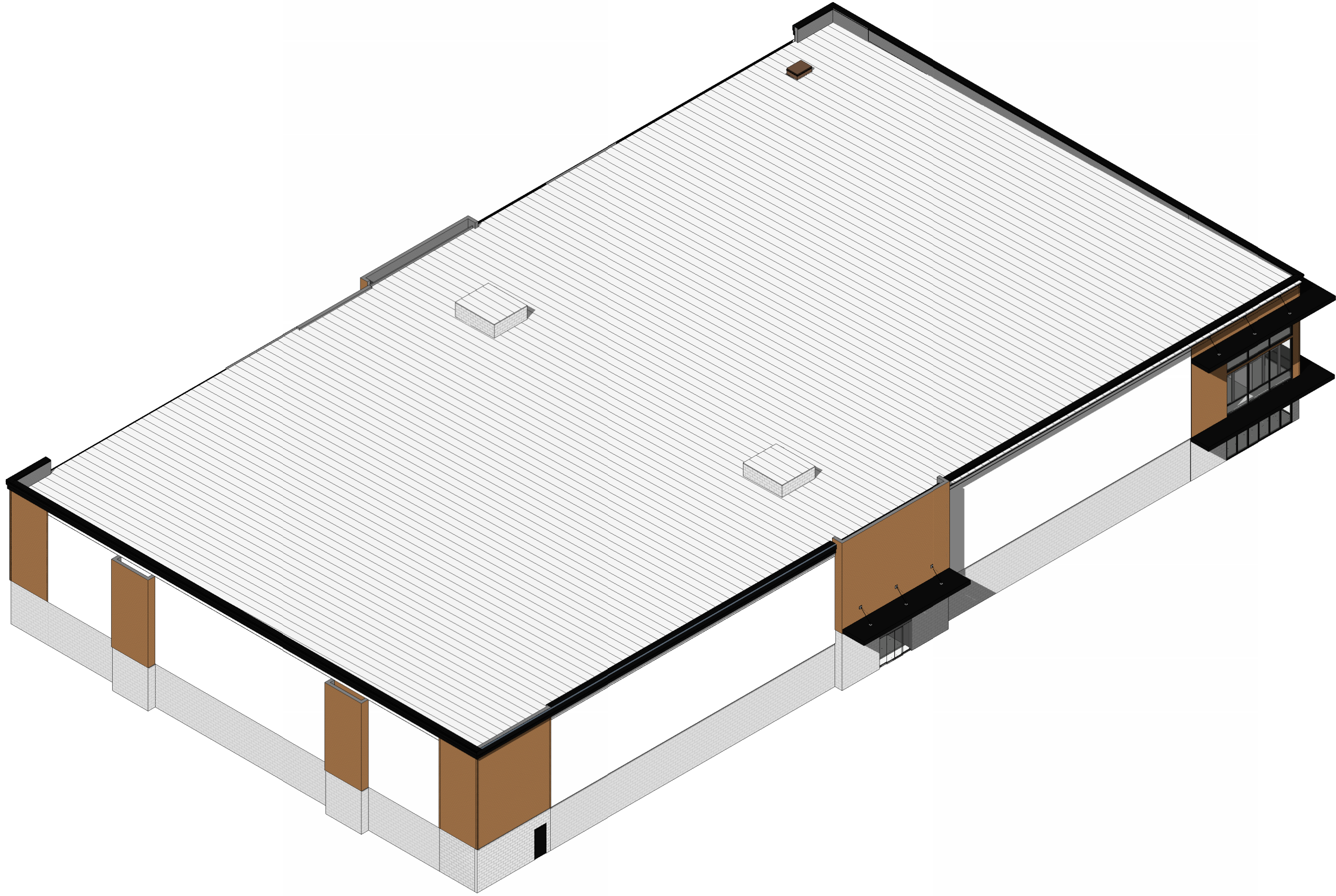
Architectural-
Enlarged Elevations



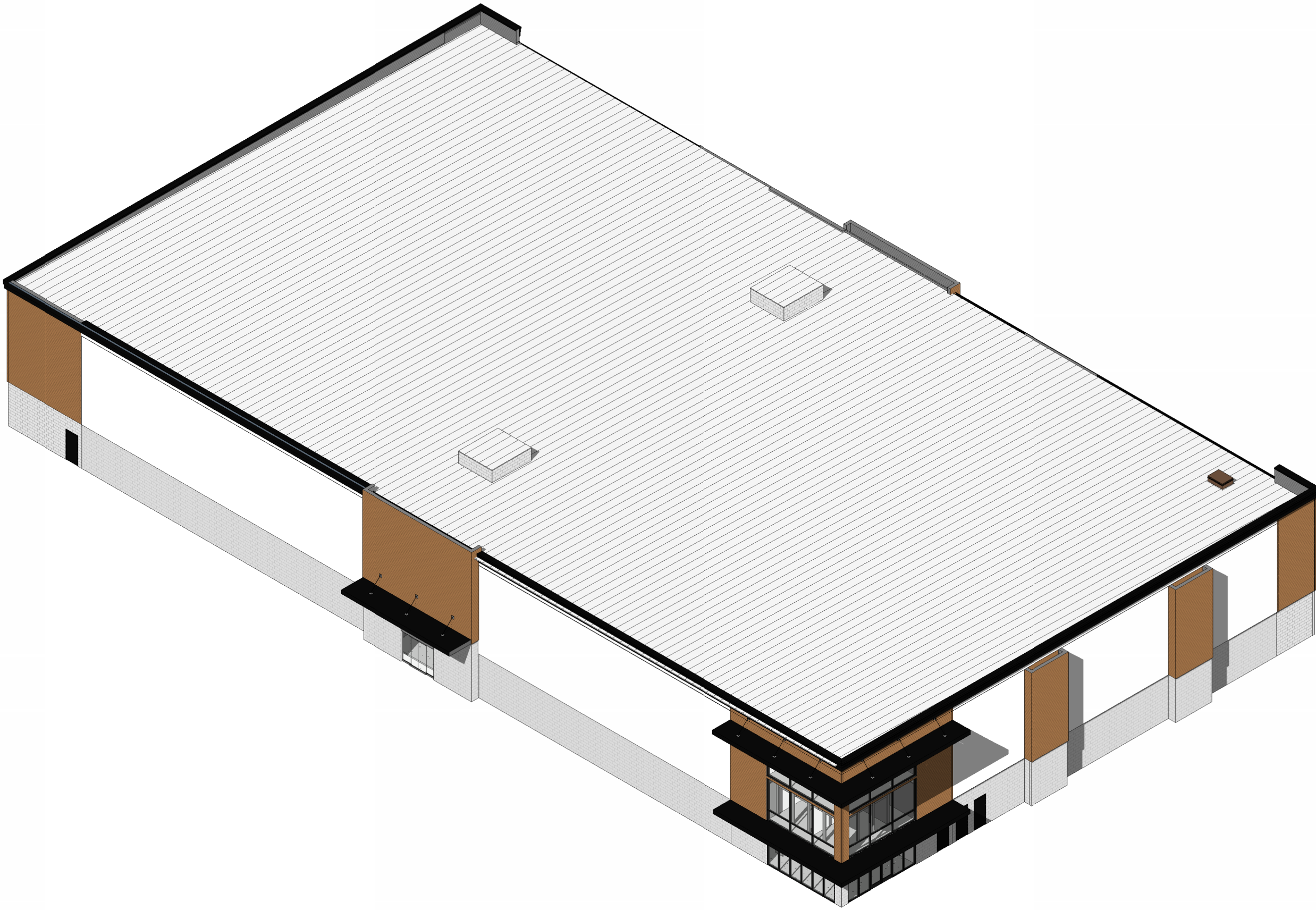
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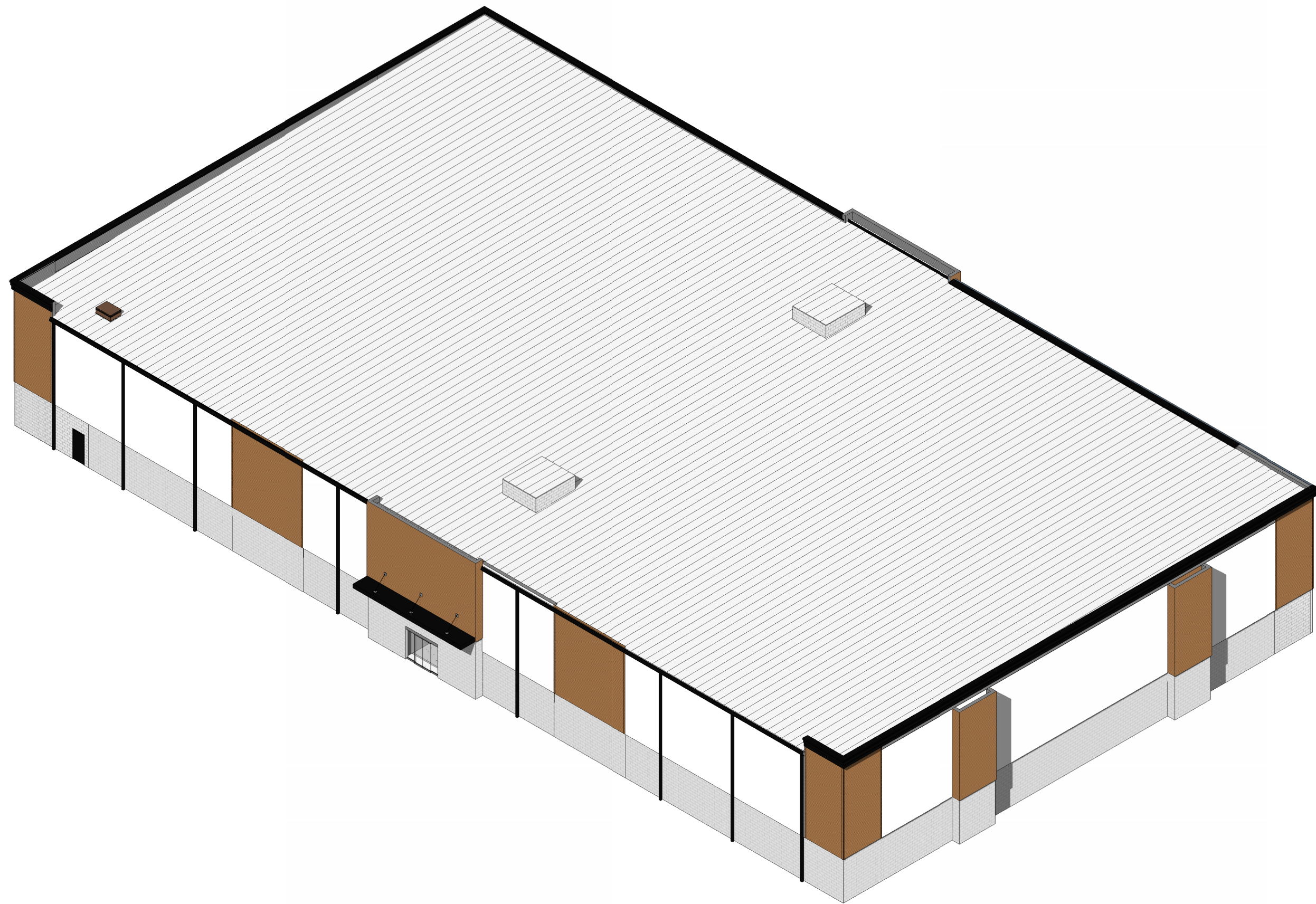
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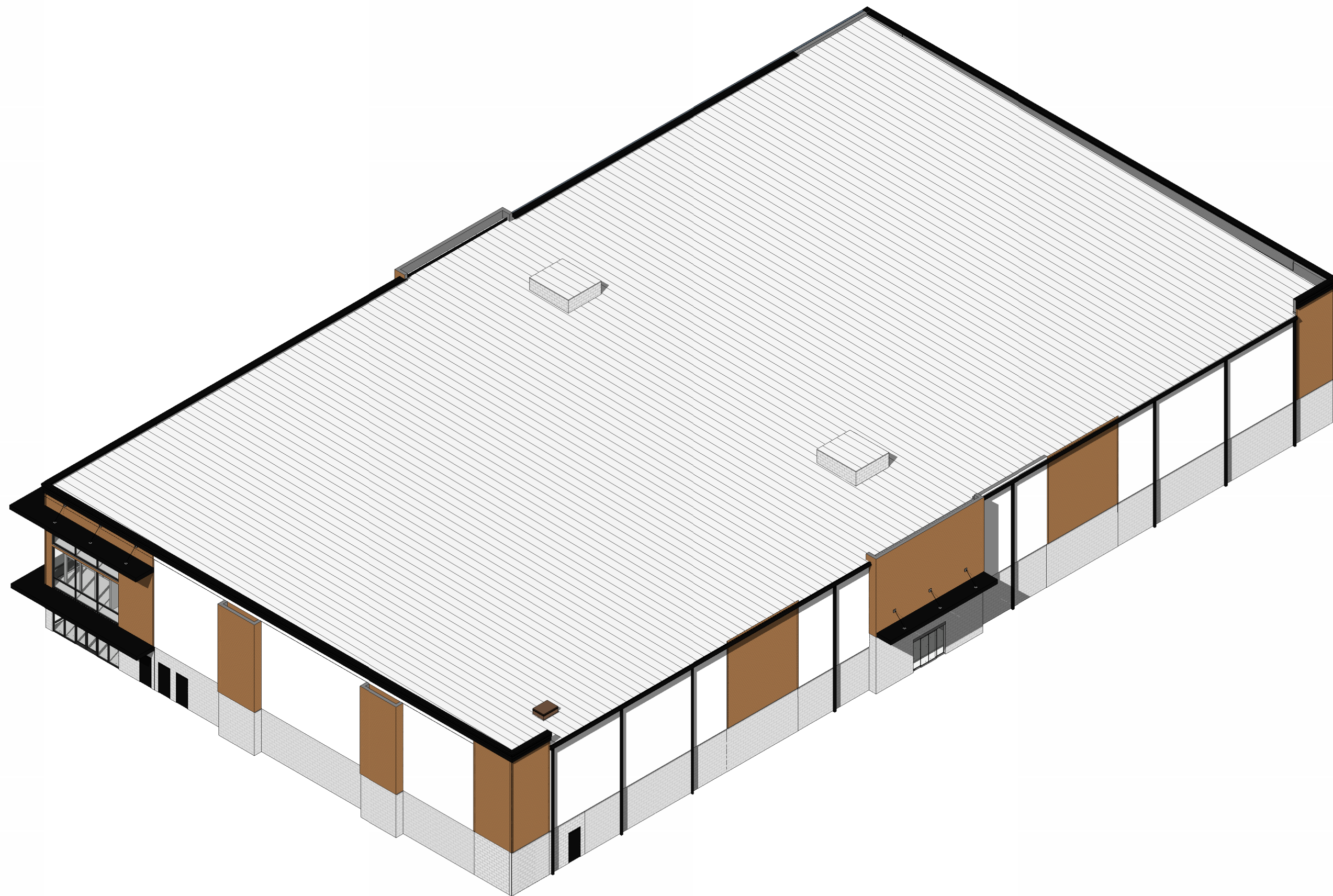
AD201.0.3 - Axon View



AD201.0.2 - Axon View



AD201.0.1 - Axon View

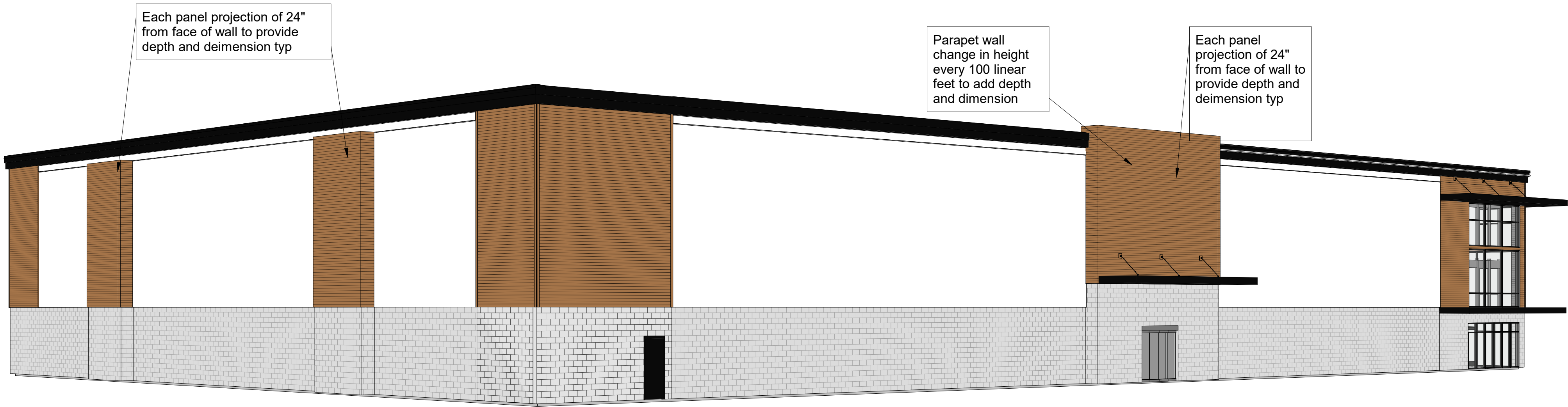


AD201.0.0 - Axon View

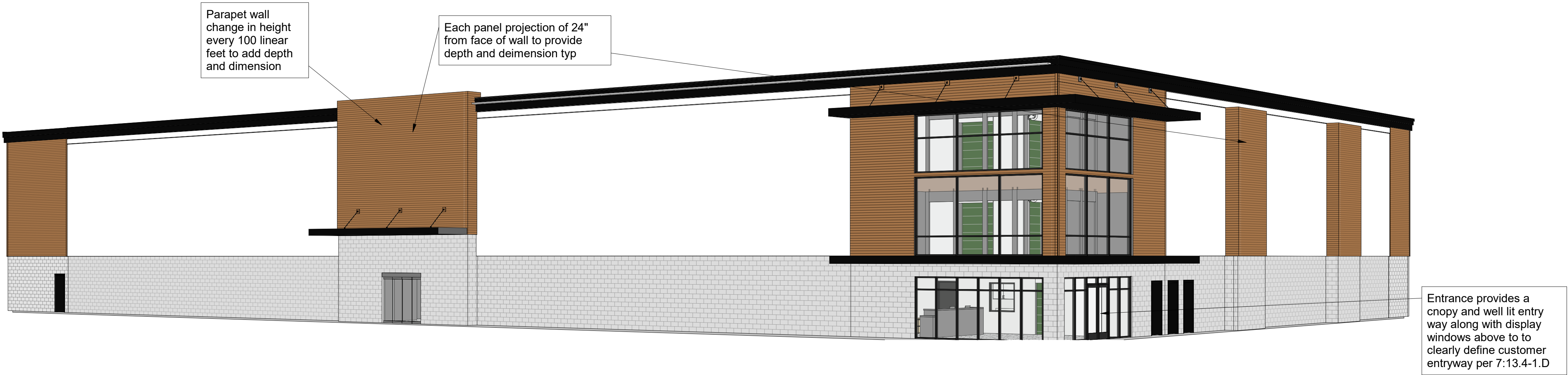
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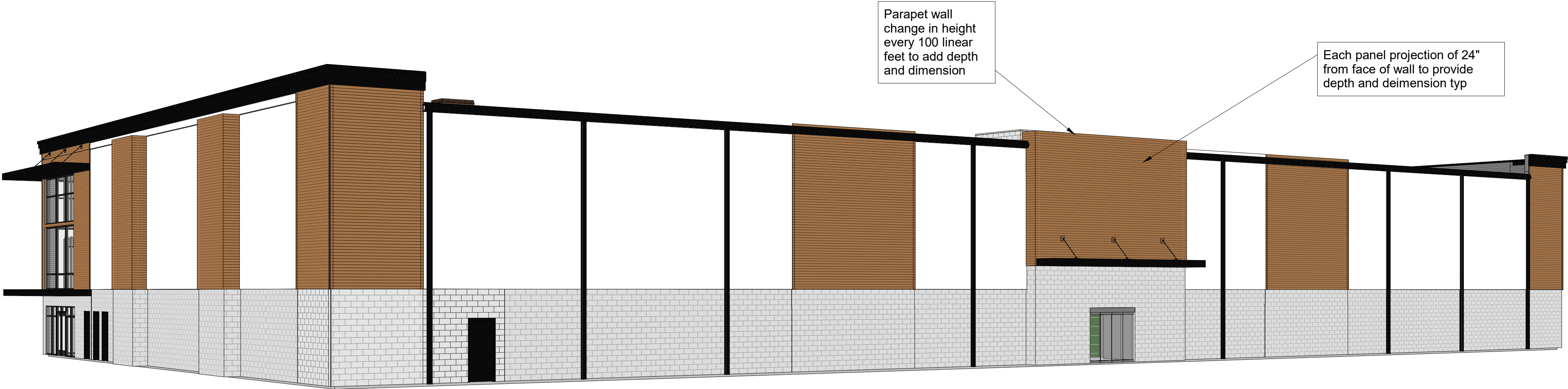
Architectural-
Axon Views



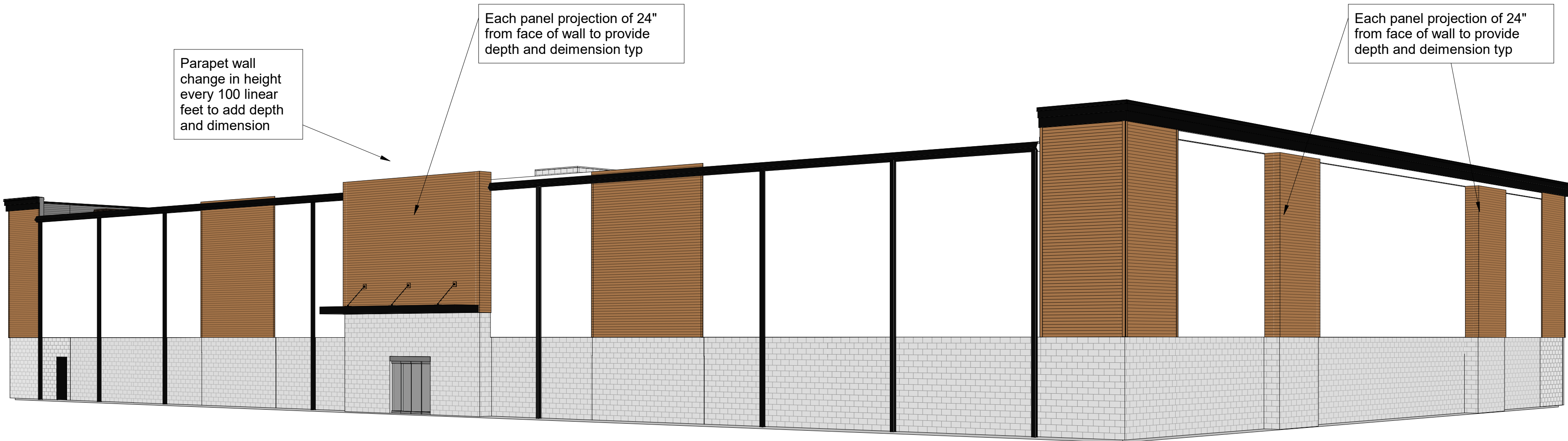
AD202.0.3 - FRONT LEFT



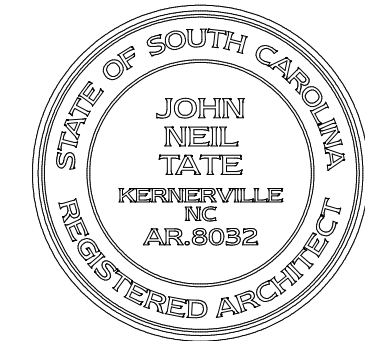
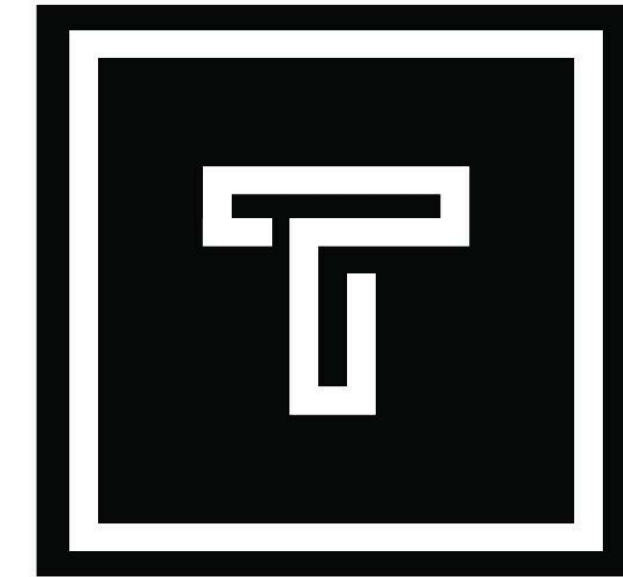
AD202.0.2 - FRONT RIGHT



AD202.0.1 - REAR LEFT



AD202.0.0 - REAR RIGHT



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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

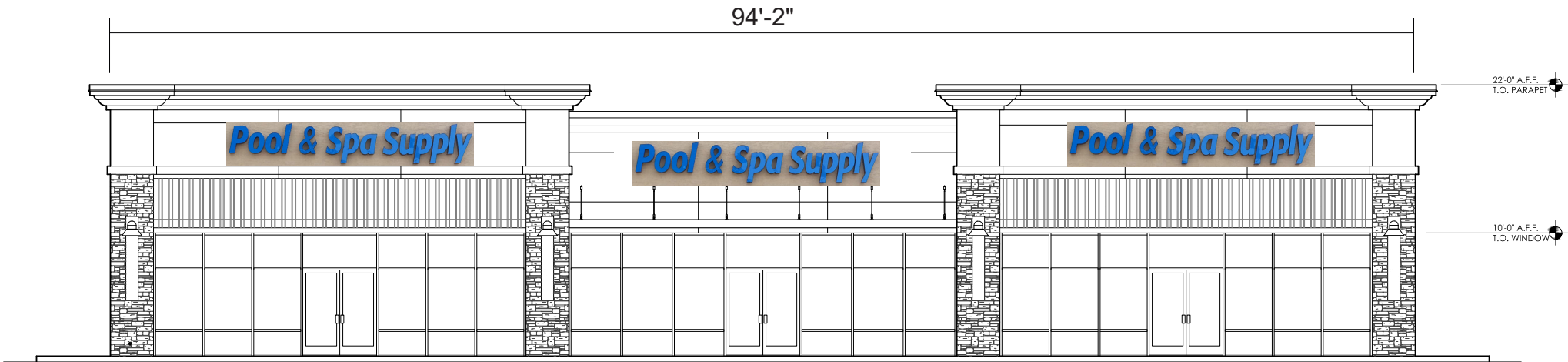
Site Recommendation Book
Fountain Inn Retail Dev.
1314 N Main St
Fountain Inn SC 29644

QID# 23-70220

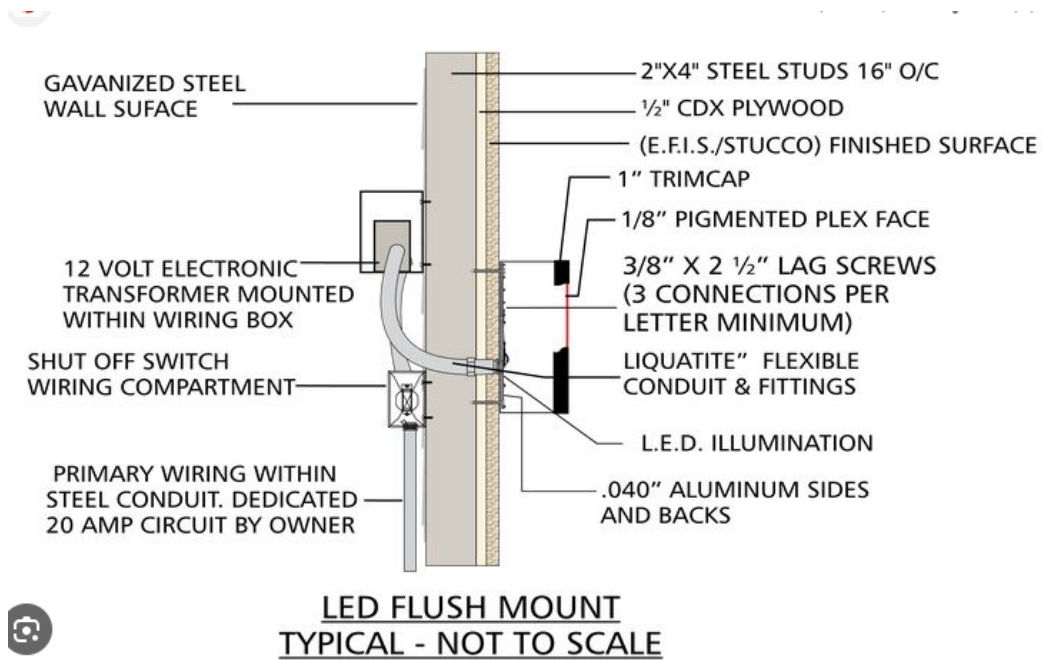
Designer:
Glenn Miller

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.

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

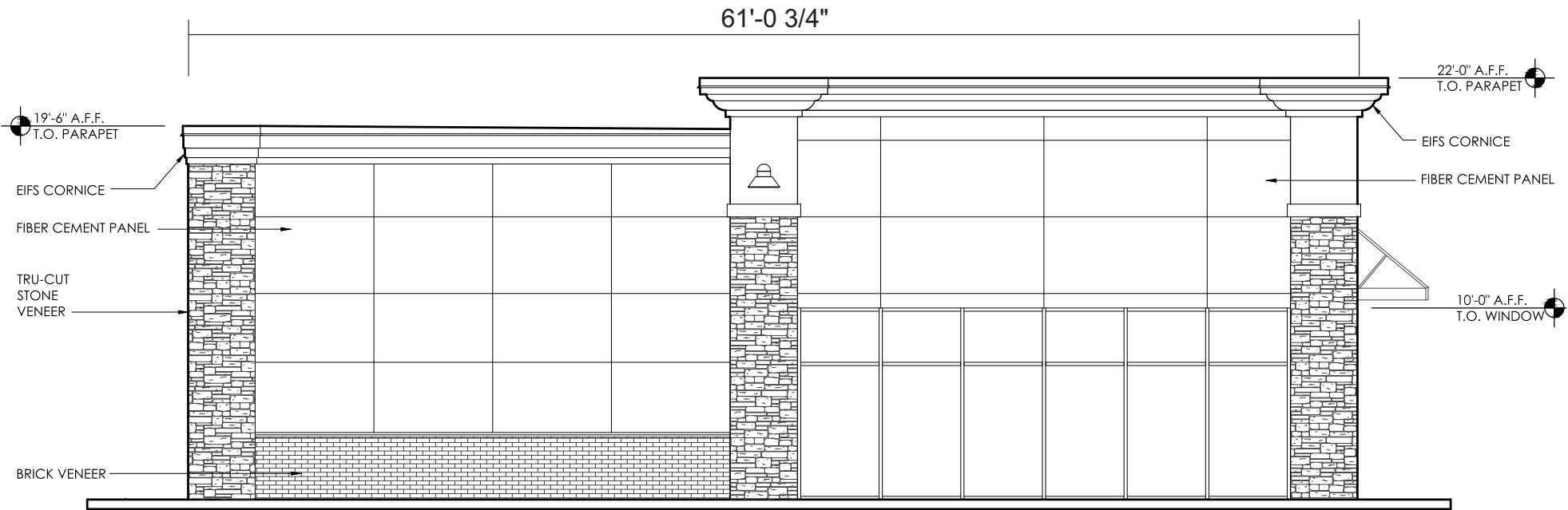
DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

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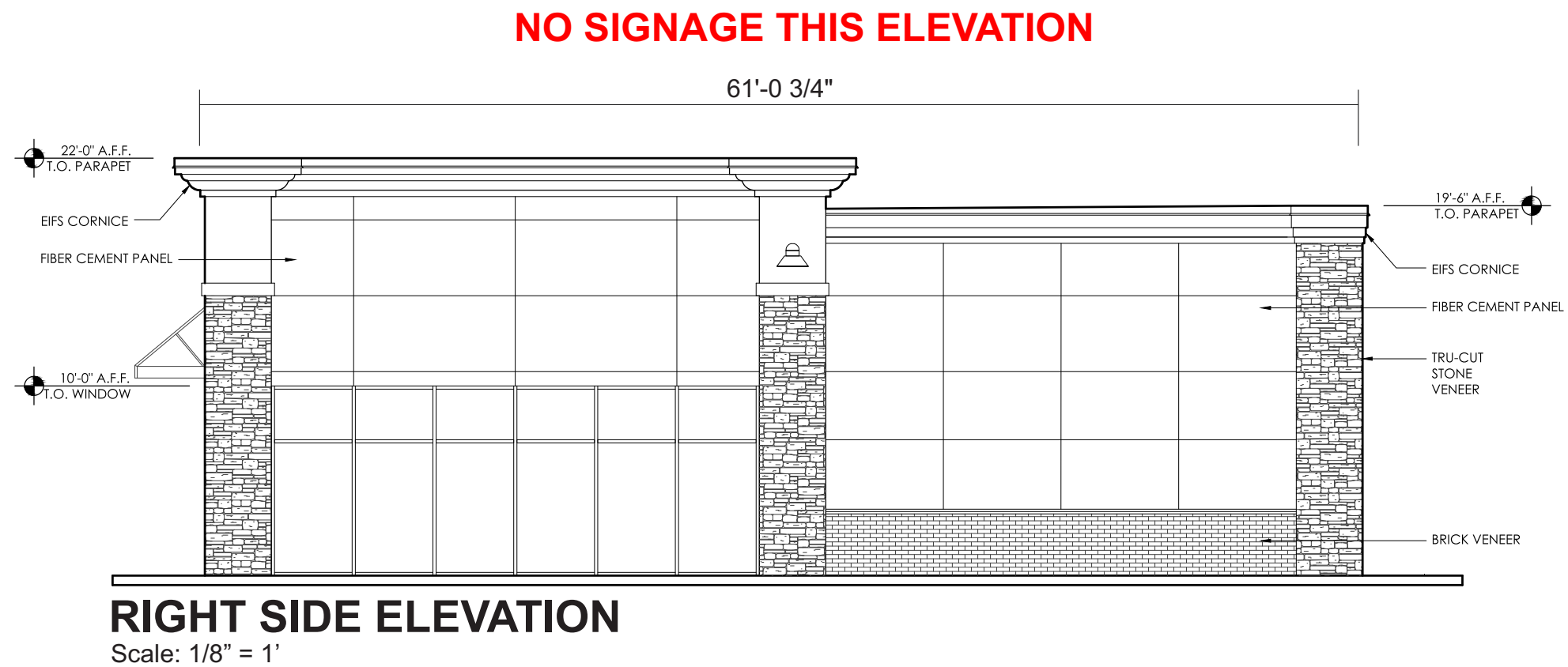
NO SIGNAGE THIS ELEVATION



LEFT SIDE ELEVATION

Scale: 1/8" = 1'

ELEVATION



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www.hiltondisplays.com

QID 23-70220

JOB NAME

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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

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JOB NAME

Streams Development

LOCATION

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1314 N Main St
Fountain Inn SC 29644

CUSTOMER CONTACT

SALESMAN / PM

Brian Baughman

DESIGNER

Glenn Miller

DWG. DATE

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REV. DATE / REVISION

SCALE

FILE

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

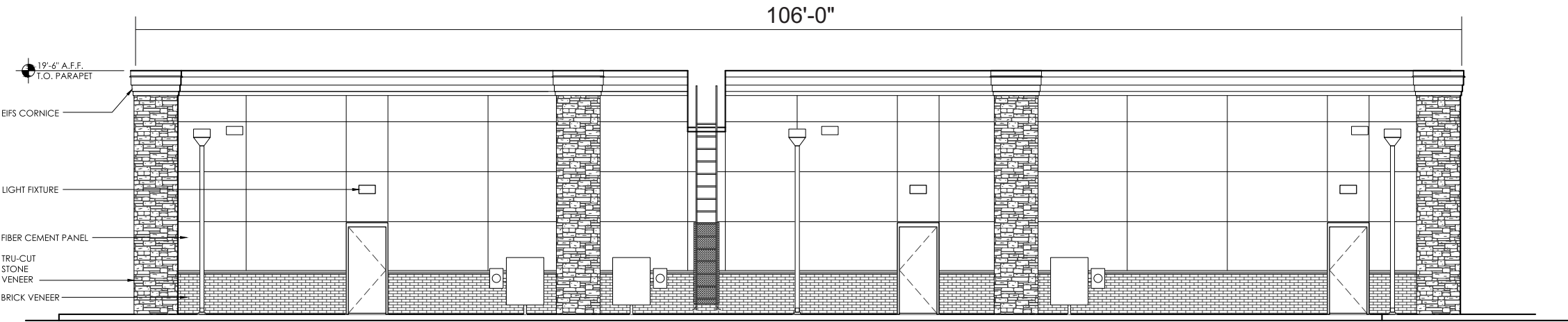
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EST:	CLIENT:
SLS/PM:	LANDLORD:

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NO SIGNAGE THIS ELEVATION



REAR ELEVATION

Scale: 3/32" = 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

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

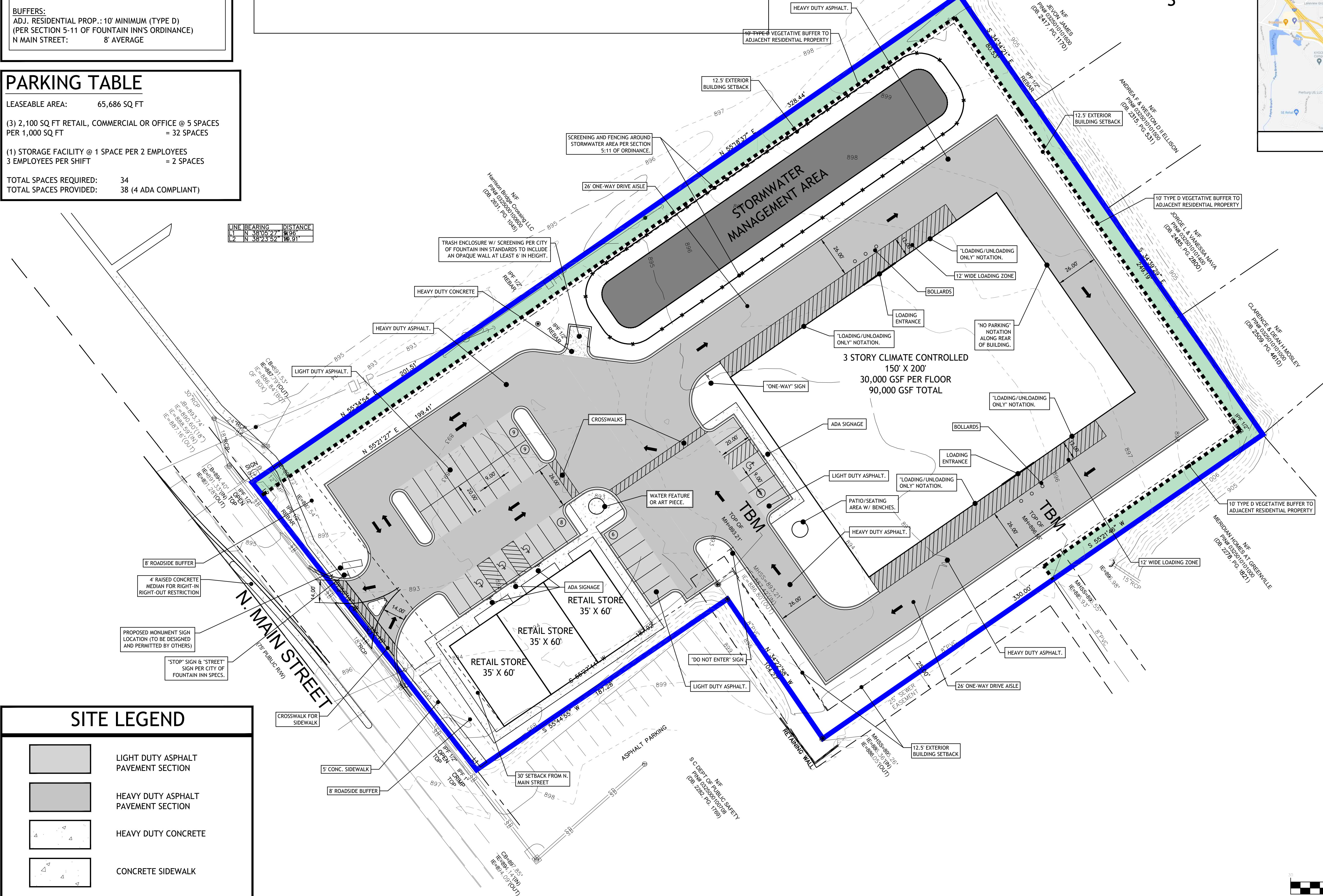
CIVIL ENGINEER

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

ORIGINAL DEVELOPMENT PLAN



SITE LEGEND

LIGHT DUTY ASPHALT PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT SECTION

HEAVY DUTY CONCRETE

CONCRETE SIDEWALK

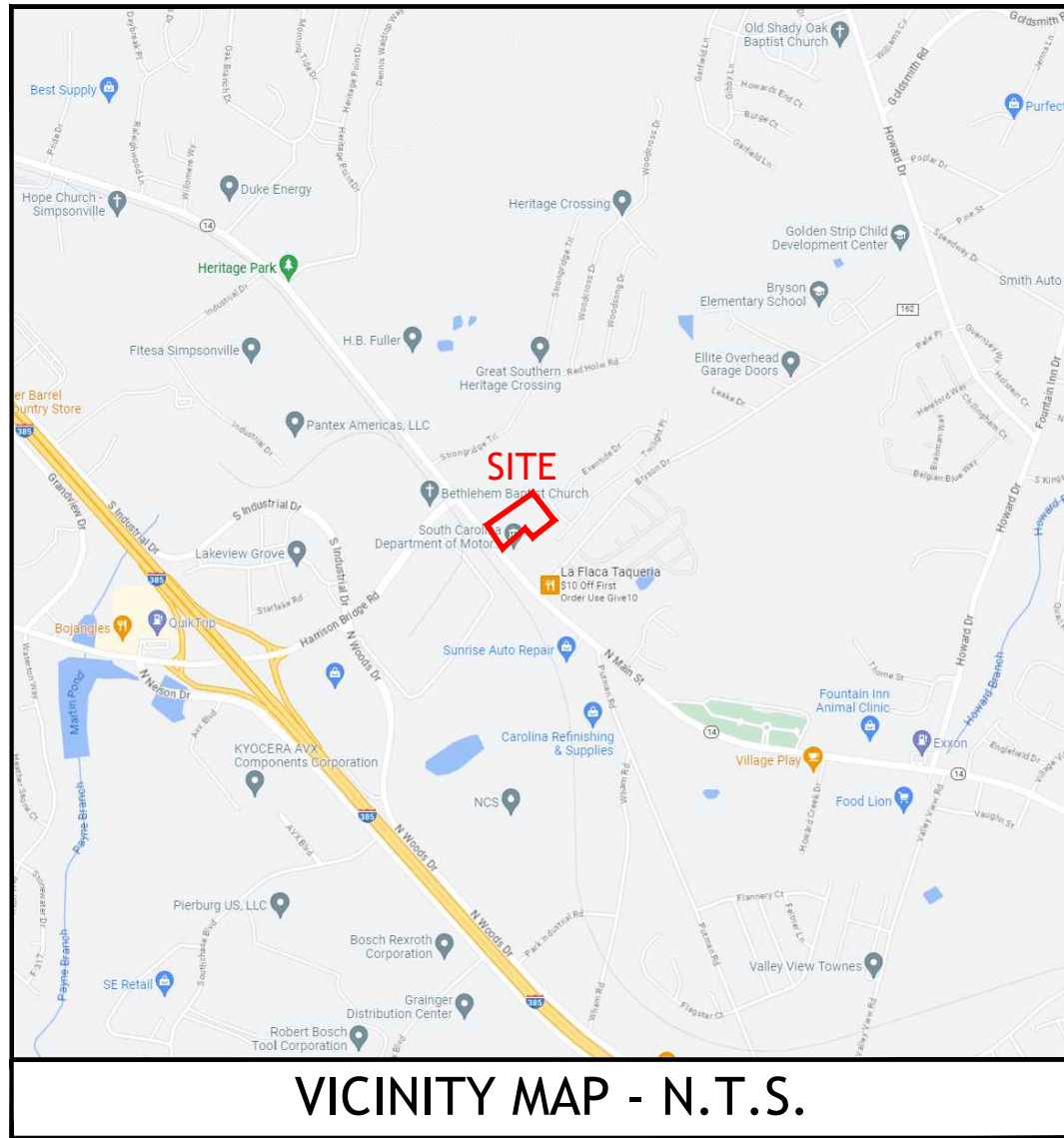
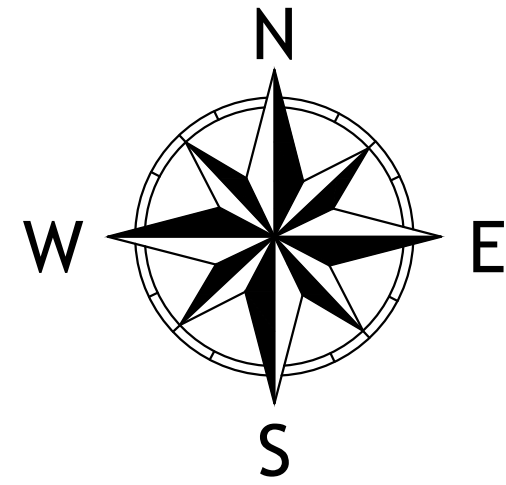
PROPERTY LINE/R.O.W.

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

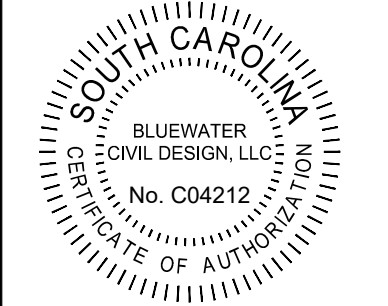
civil design

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

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

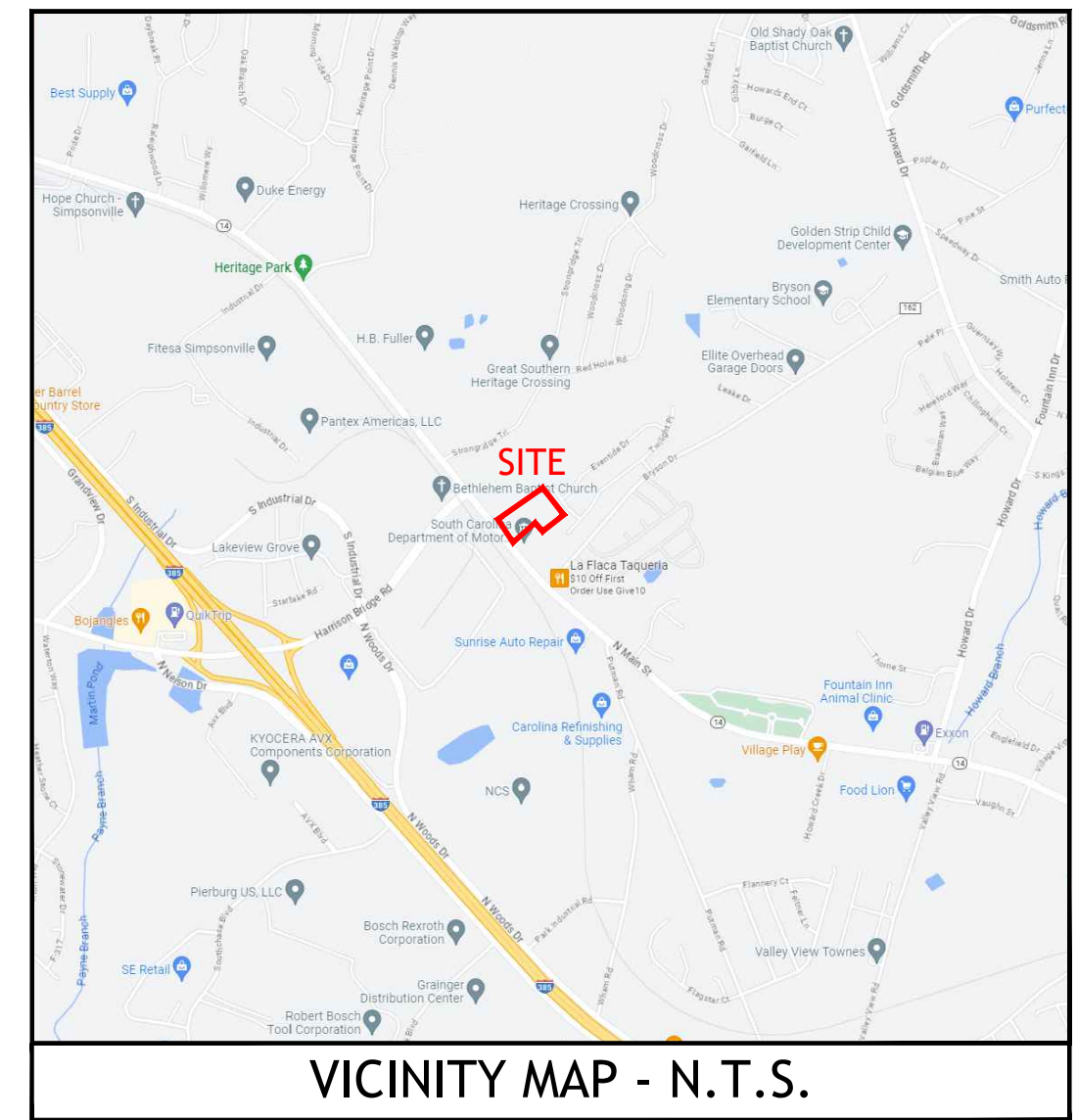
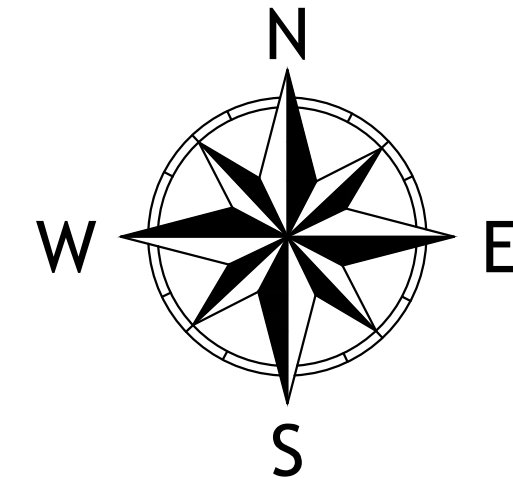
COMPANY:	CENTURY DEVELOPMENT PARTNERS, LLC
ADDRESS:	5 CENTURY DRIVE, SUITE 240 GREENVILLE, SC 29607
PHONE:	630-301-1536
CONTACT:	ALEX DMYTERKO
EMAIL:	ALEX@STREAMSDEV.COM

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

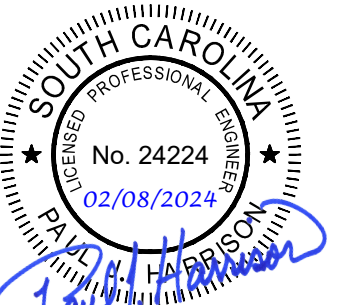
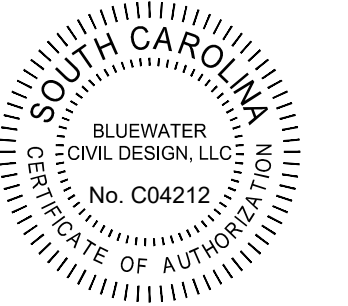
SURVEYOR

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



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

certificates of Authorization:
NC C04212 - GA PEF005865
NC P08068 - LA A04056



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

[illegible]

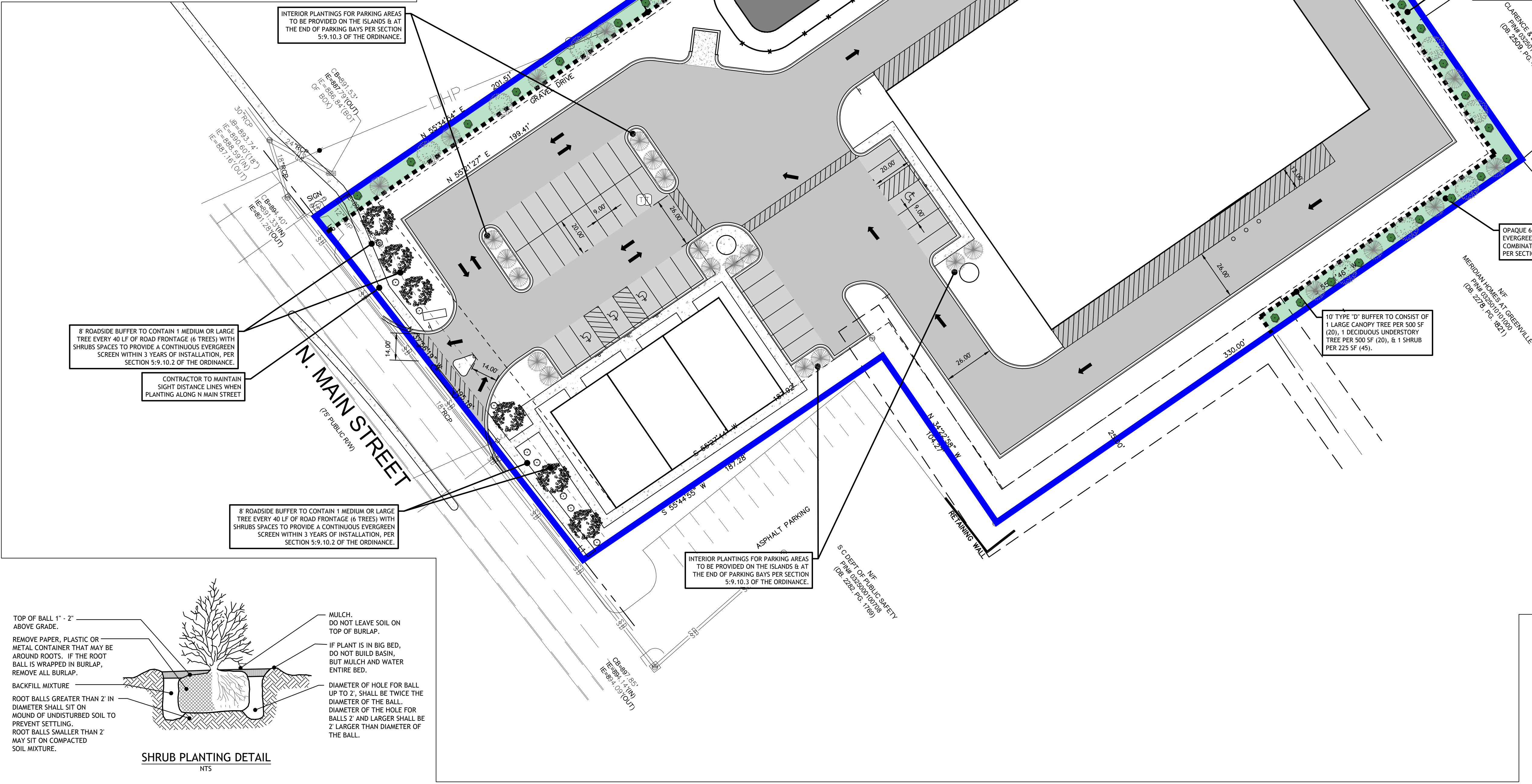
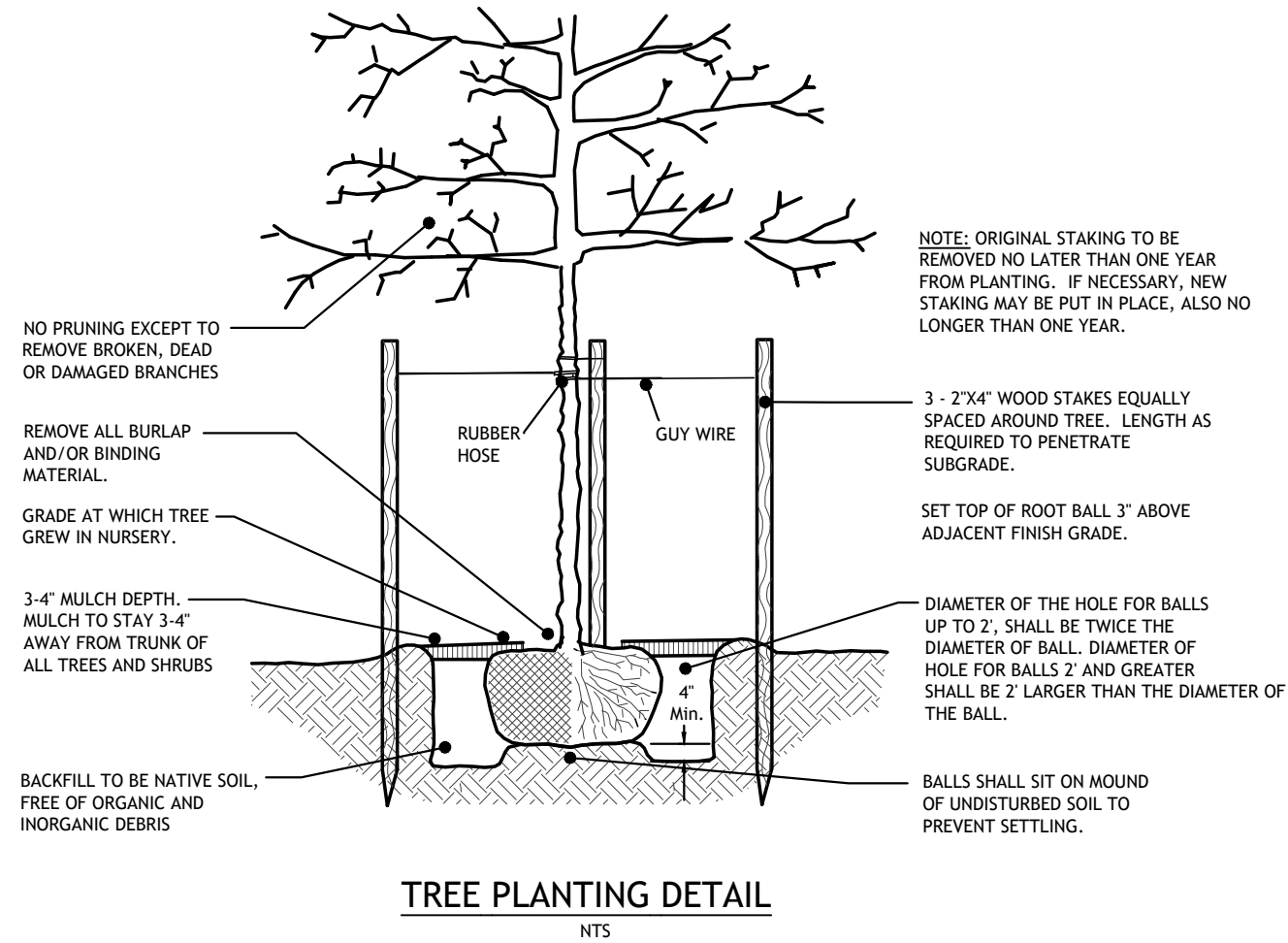
LANDSCAPE PLAN

LS-1



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REVISED STATEMENT OF INTENT

Commercial Retail & Storage Facility

“Statement of Intent”

+/-3.49 Acres

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

Statement of Intent

June 05, 2024

Applicant

Century Development Partners, LLC

Alex Dmyterko

5 Century Drive, Suite 240

Greenville, SC 29607

(630) 301-1536

alex@streamsdev.com

Civil Engineer

Bluewater Civil Design, LLC

Paul J. Harrison, P.E.

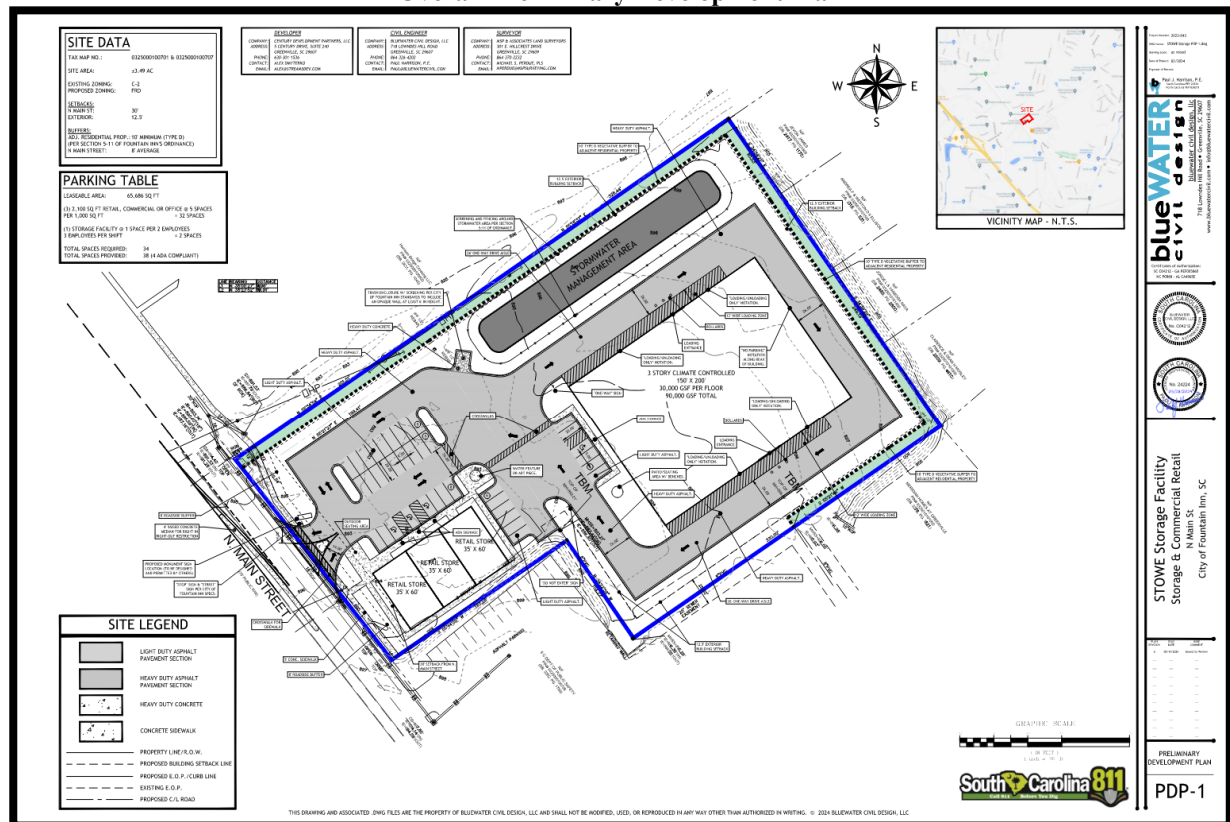
718 Lowndes Hill Road

Greenville, SC 29607

(864) 326-4202

paul@bluewatercivil.com

Overall Preliminary Development Plan



STOWE

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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 commercial retail stores and a climate controlled self-storage facility.

2.0 Existing Site Features

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

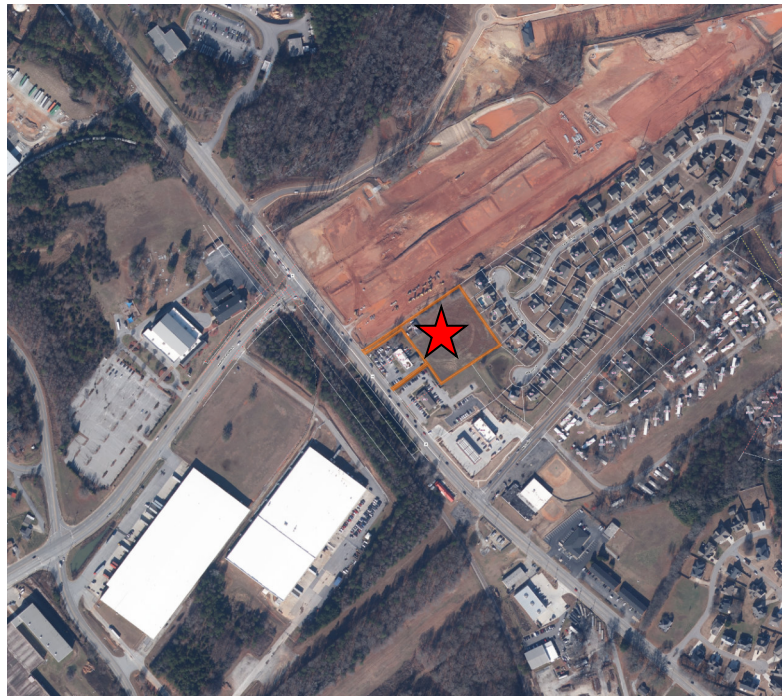


Figure 1: Overall Property Map



Figure 2: Existing Topo and Site Aerial

3.0 Existing Infrastructure & Utilities

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



Figure 3: Street View of N Main St Looking Right



Figure 4: Street View of N Main St Looking Left

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

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

4.0 Existing Soils & Hydraulic Features

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

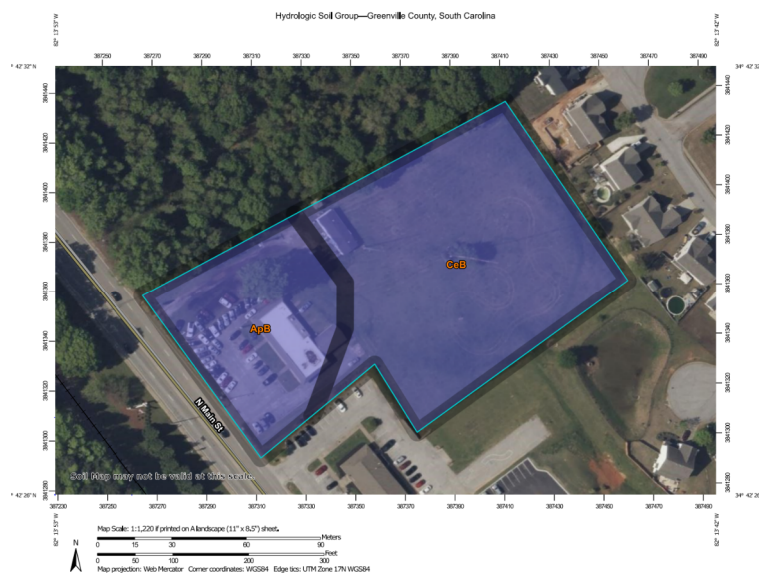


Figure 5: Soils Map (See Appendix C for Soils Report)

5.0 Site Development

The site will consist of (1) commercial retail building at the front of the property near North Main Street and (1) climate controlled self-storage facility in the rear of the property. The commercial retail building may be divided into individual stores with dimensions of approximately 35' x 60' and will feature an outdoor seating area. The Tenant(s) 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

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.

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 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 commercial retail building. A minimum 26' 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' wide loading zone for vehicles to pull off, as shown on the PDP. A 5' wide sidewalk will be provided along the exterior walls of the commercial retail store(s) with building entrances along the parking area in front of the retail store(s). There will be a patio area provided at the front corner of the commercial retail building for outdoor seating or congregating.

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

STOWE

The commercial retail store(s) will have building materials that may consist of brick, split face CMU, EIFS, or a combination of any of those 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 store(s) 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 retail store(s) are samples to represent signage location and are not necessarily the official tenant(s). The tenant(s) 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 F for sample building elevations, specific sign package criteria, and sample sign package for the retail store signage.



Figure 6: Sample Building Renderings



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.

Landscaping will also be provided between the back side of the commercial retail stores and the adjacent DMV parking lot, as indicated on the Landscaping Plan. This will consist of large

canopy trees, deciduous understory trees, shrubs, or a combination thereof to provide screening between the commercial retail buildings and the adjacent DMV.

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 and will meet screening requirements per Section 5:19.10, 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,

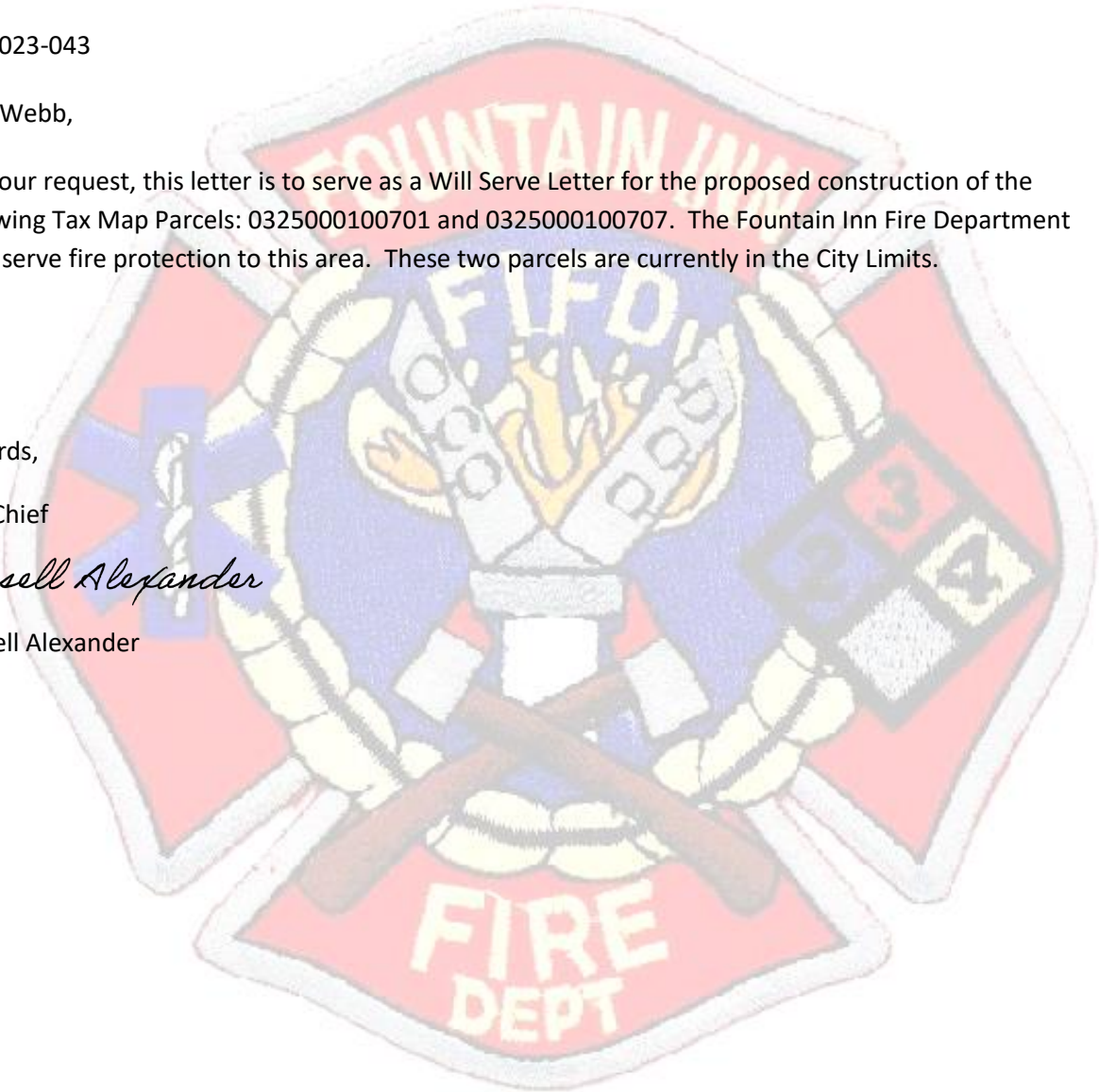
Per your request, this letter is to serve as a Will Serve Letter for the proposed construction of the following Tax Map Parcels: 0325000100701 and 0325000100707. The Fountain Inn Fire Department does serve fire protection to this area. These two parcels are currently in the City Limits.

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.

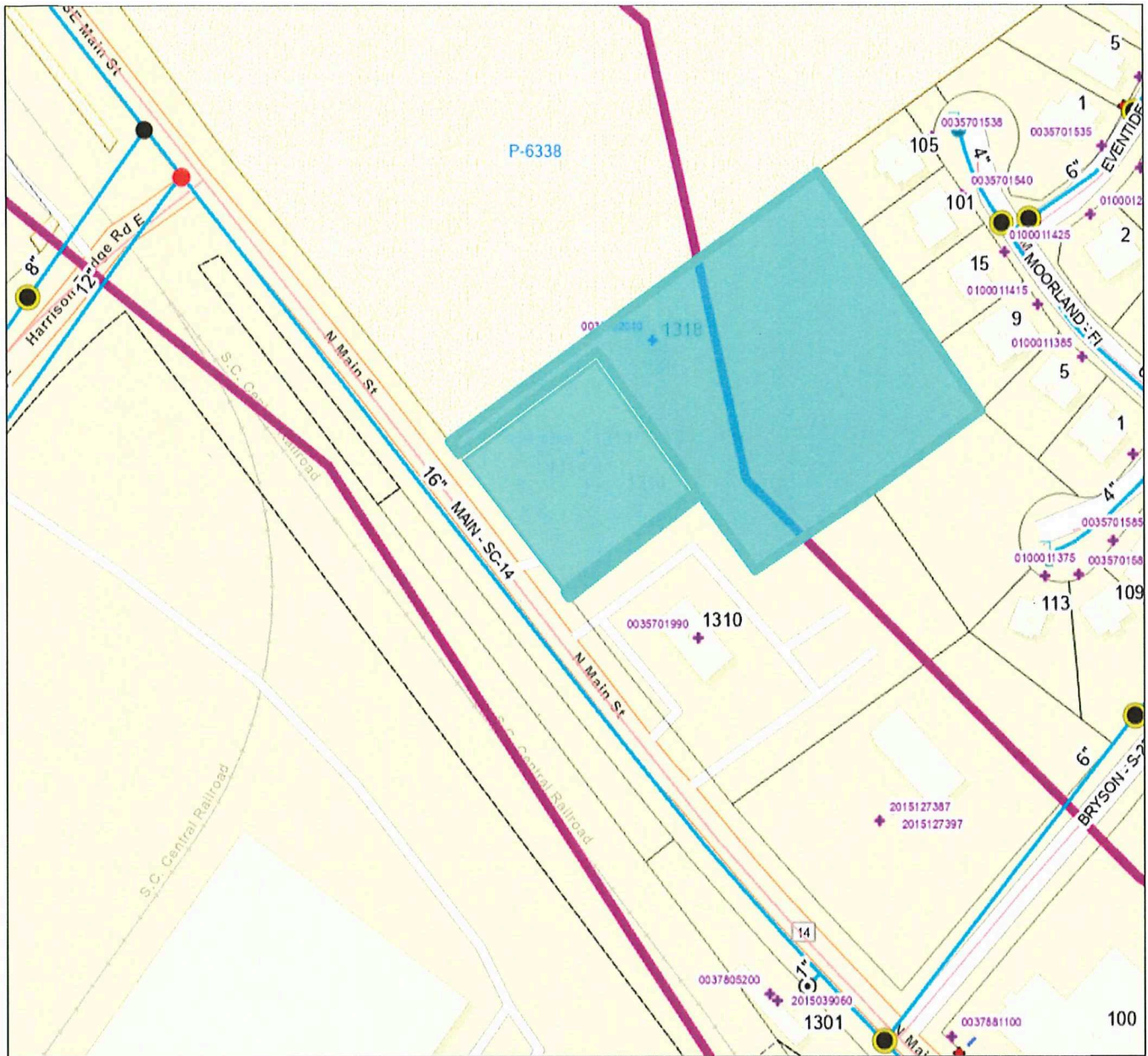
A map of the water mains in the area has been included for your convenience.

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.

[illegible]

Greenville
County

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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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

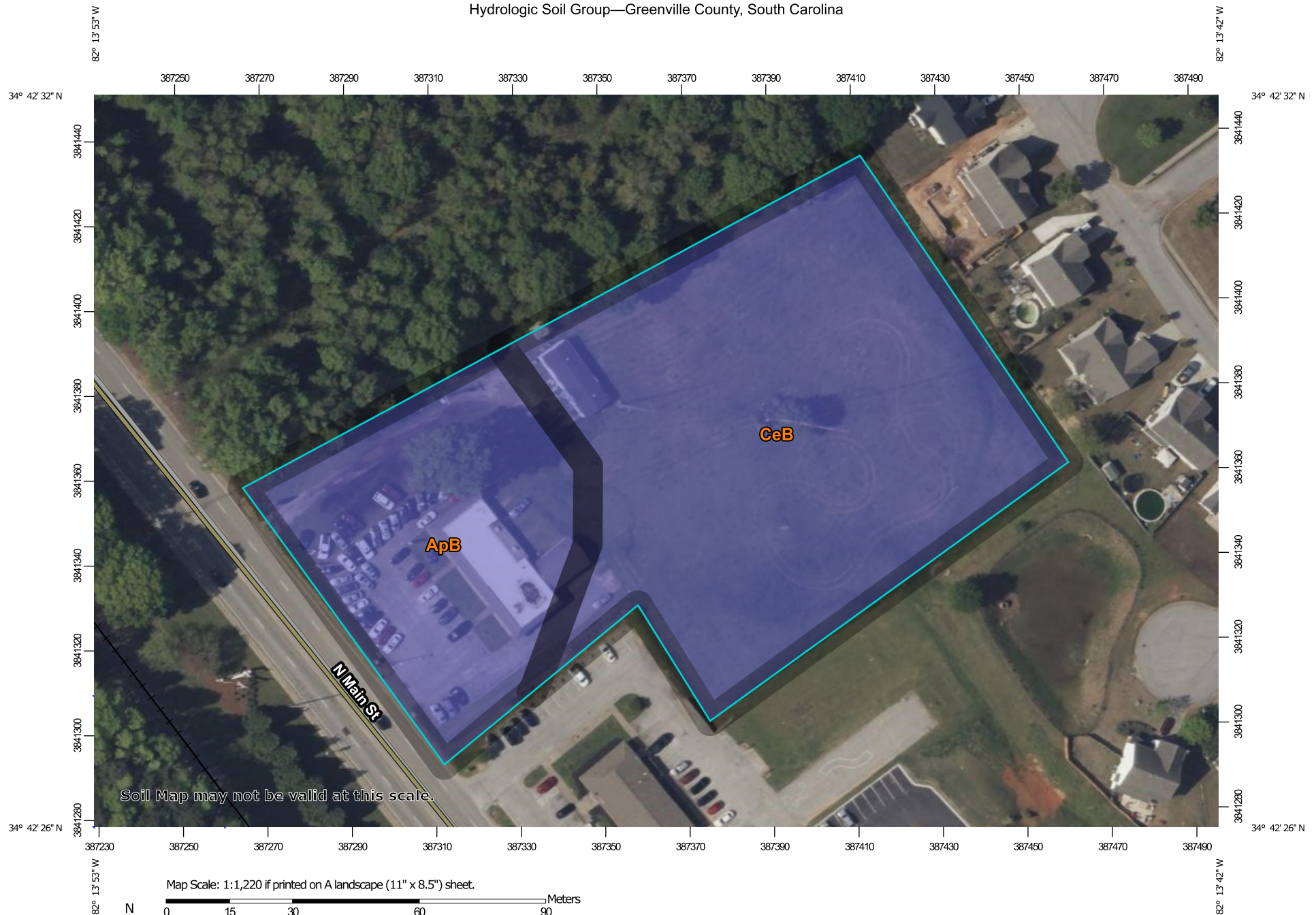
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Appendix B

Soils Map & Report

Hydrologic Soil Group—Greenville County, South Carolina



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

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

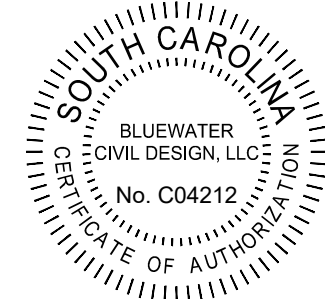
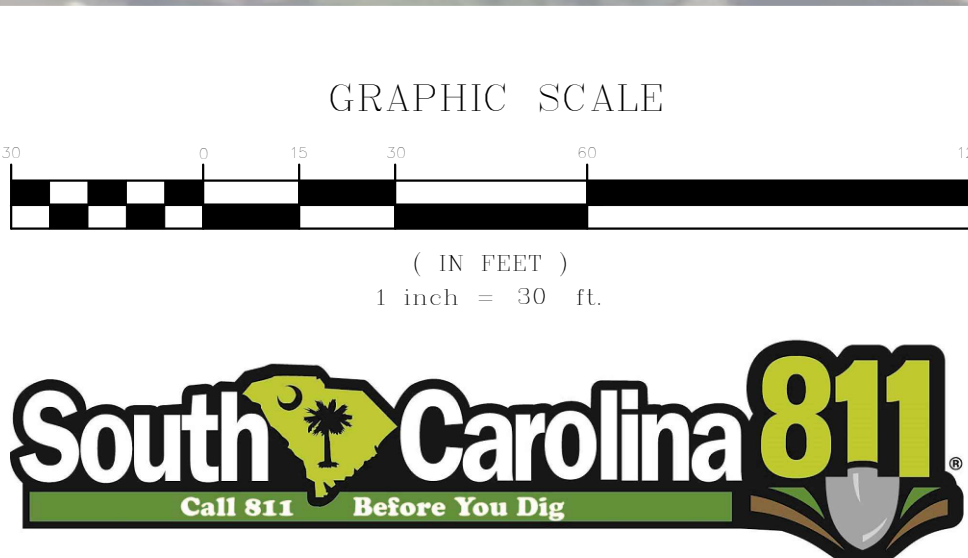
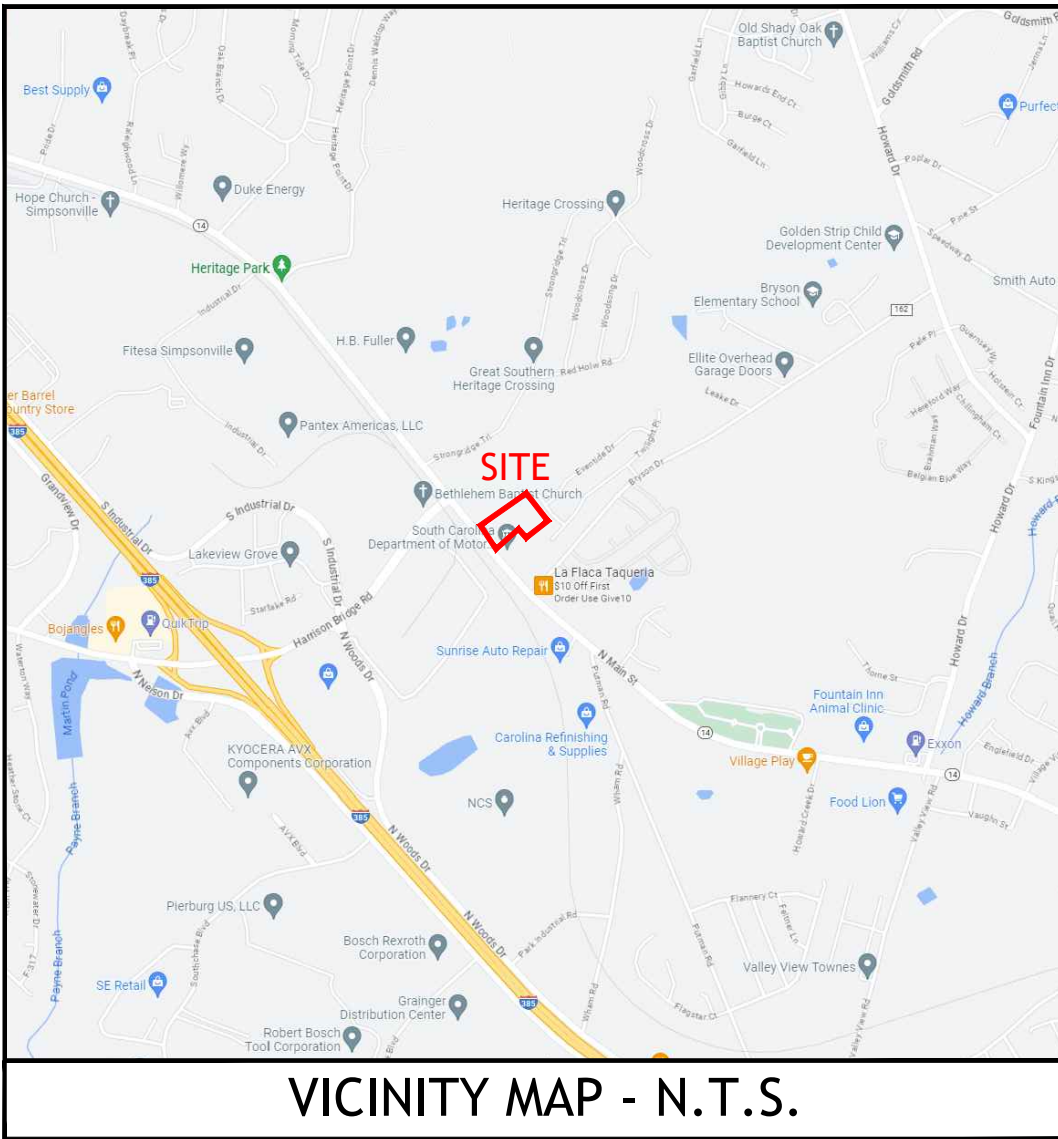
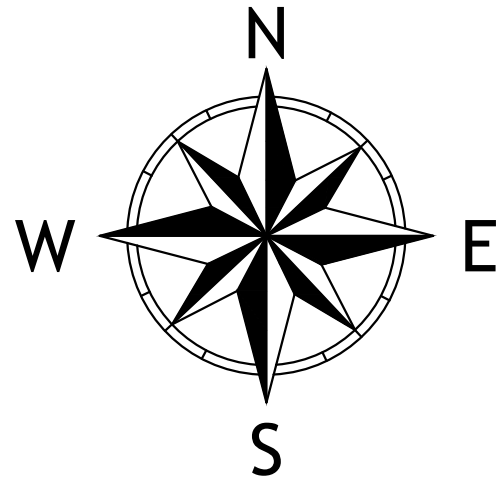
COMPANY: CENTURY DEVELOPMENT PARTNERS, LLC
ADDRESS: 5 CENTURY DRIVE, SUITE 240
GREENVILLE, SC 29607
PHONE: 630-301-1536
CONTACT: ALEX DMYTERKO
EMAIL: ALEX@STREAMSDEV.COM

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



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

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:

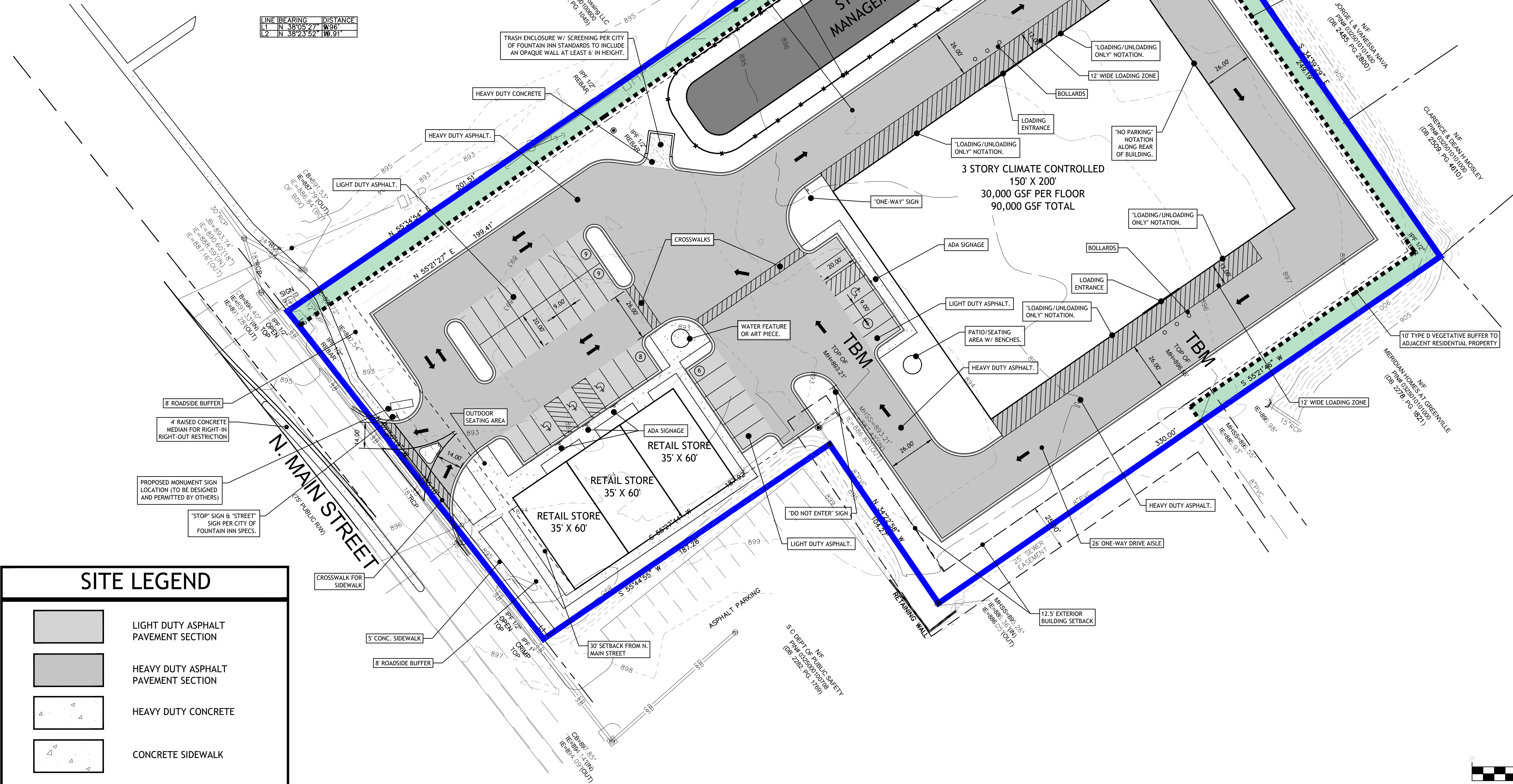
864-370-2232

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

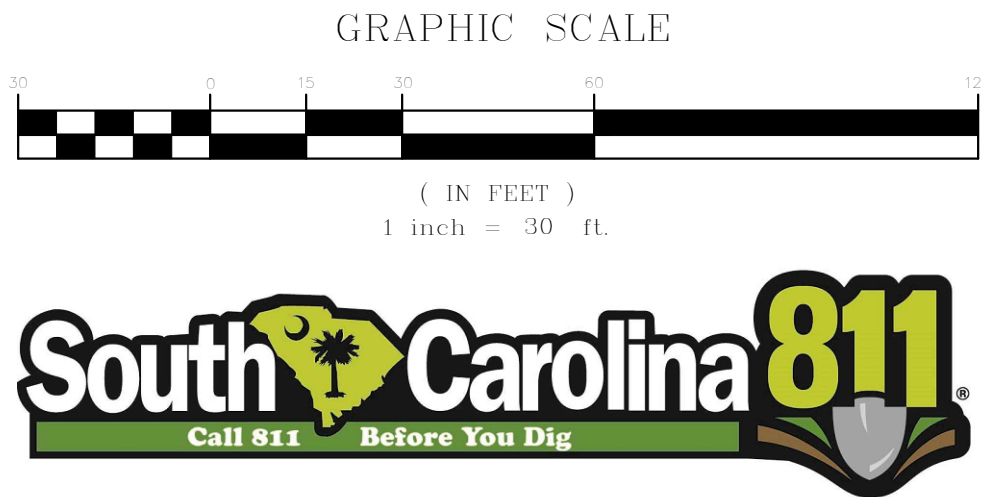
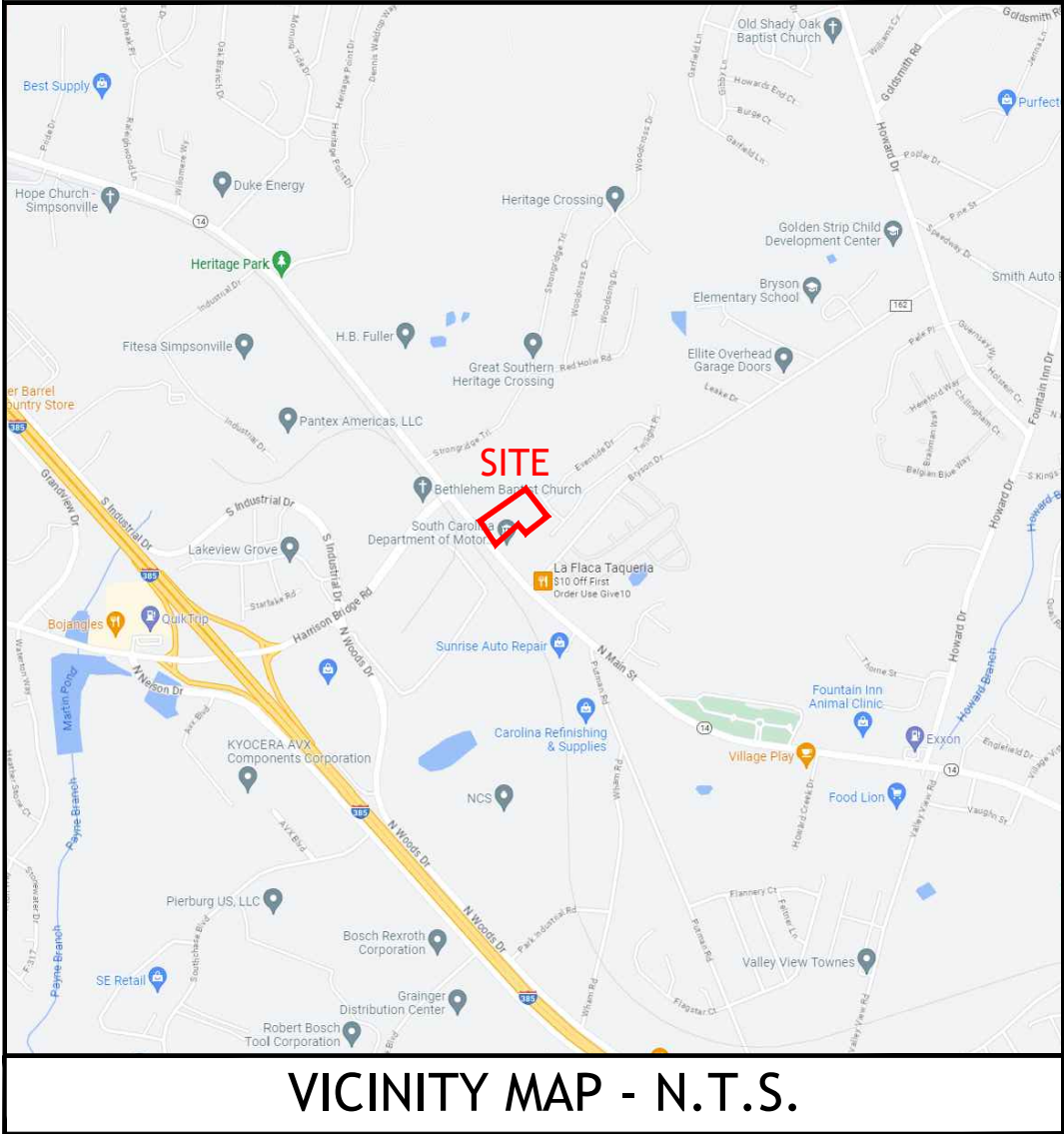
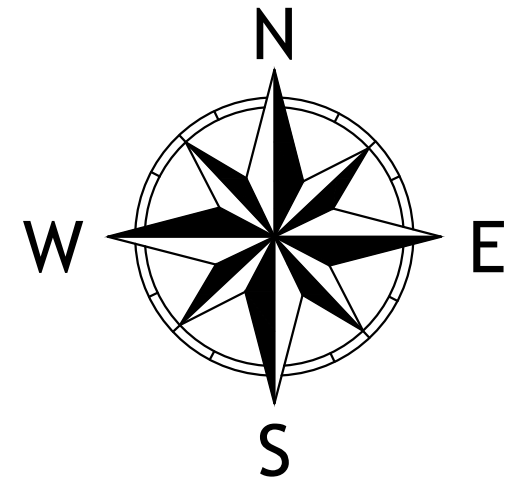
PROPERTY LINE/R.O.W.

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

blue

WATER

civil design

bluewater civil design, llc

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Certificates of Authorization:

SC C04212 - GA PEF005865

NC P0868 - AL CA4065E

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

05/28/2024

PAUL J. HARRISON

SOUTH CAROLINA

PROFESSIONAL ENGINEER

No. 24224

05/28/2024

PAUL J. HARRISON

STOWE Storage Facility

Storage & Commercial Retail

N Main St

City of Fountain Inn, SC

PLAN

REVISION

ISSUE DATE

ISSUE COMMENT

A

05/14/2024

Issued for Review

PRELIMINARY

DEVELOPMENT PLAN

PDP-1

Page 30 of 54

Page 139 of 166

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:

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

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" MIN.

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.

TREE PLANTING DETAIL

NTS

TOP OF BALL 1" - 2" ABOVE GRADE.

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

BACKFILL MIXTURE

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

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

MULCH. DO NOT LEAVE SOIL ON TOP OF BURLAP.

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

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

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

SHRUB PLANTING DETAIL

NTS

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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 038371

bluewatercivil design

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Certificates of Authorization:

SC C04212 - GA PEF005865

NC P0868 - AL CA4065E

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

05/28/2024

PAUL J. HARRISON

SOUTH CAROLINA

PROFESSIONAL ENGINEER

No. 24224

05/28/2024

PAUL J. HARRISON

STOWE Storage Facility

Storage & Commercial Retail

N Main St

City of Fountain Inn, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	05/14/2024	Issued for Review

LANDSCAPE PLAN

LS-1

Page 32 of 154

Page 141 of 166

Appendix F

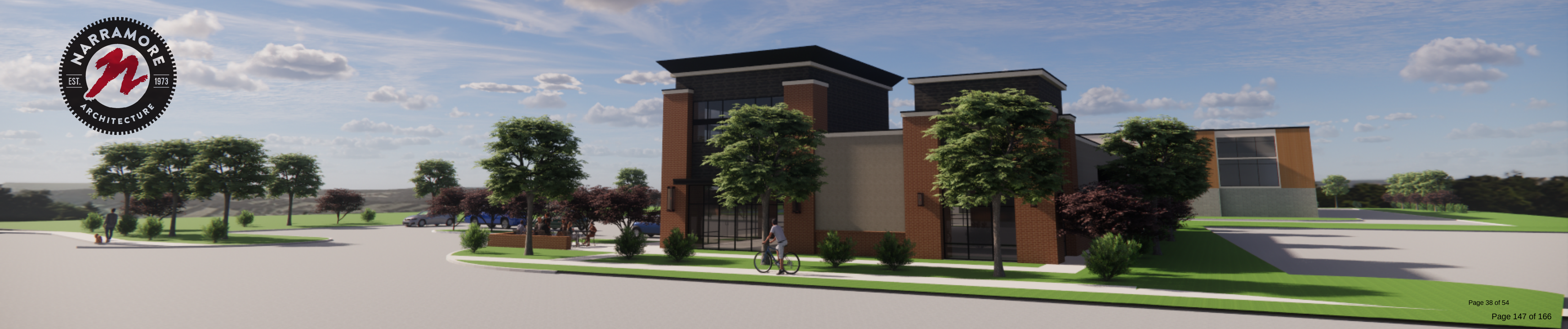
Building Elevations and Example Sign Package for Retail Stores

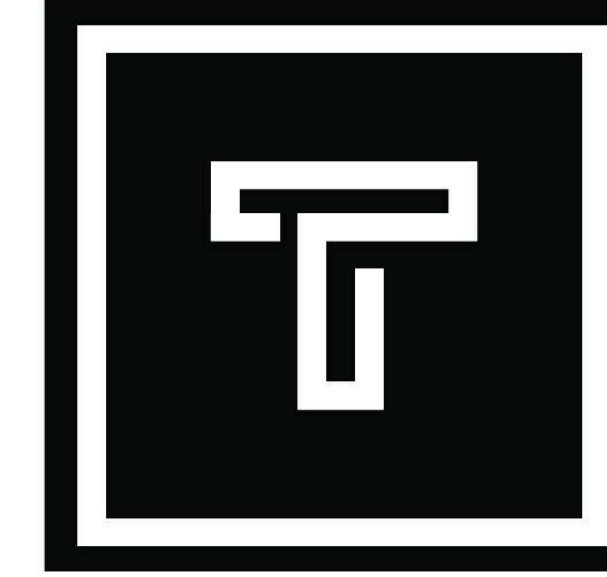












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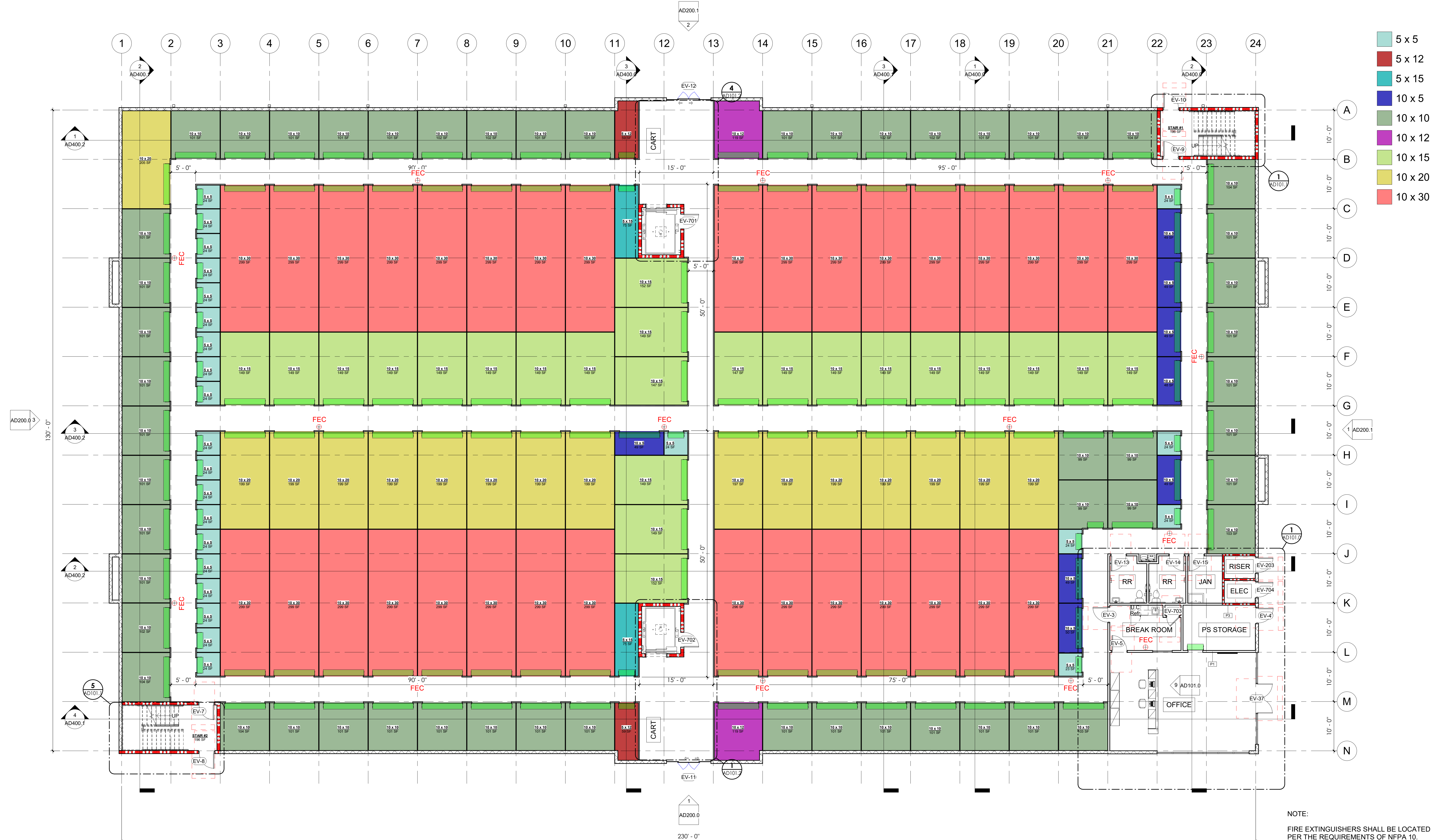


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6550 Cobb Center Drive - Kennesaw, GA
New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023-31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

Architectural-
First Floor Plan

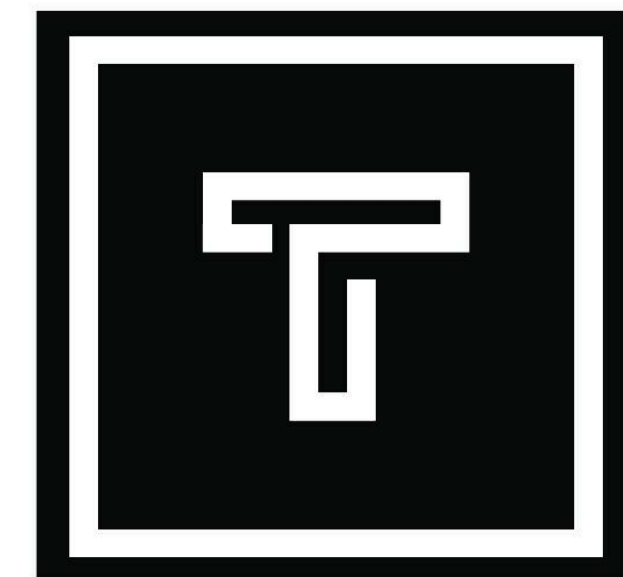
1st Unit Mix Schedule				
Count	Name	Rent As	%	Yield
25	5 x 5	625	15%	2.06%
2	5 x 12	120	1%	0.39%
2	5 x 15	150	1%	0.49%
8	10 x 5	400	5%	1.32%
54	10 x 10	5400	33%	17.77%
2	10 x 12	240	1%	0.79%
23	10 x 15	3450	14%	11.36%
16	10 x 20	3200	10%	10.53%
32	10 x 30	9600	20%	31.60%
164		23185	100%	76.31%



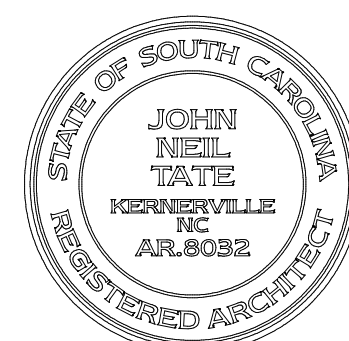
NOTE:
FIRE EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF 2A 10 BC AND MOUNTED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE. (2018 NFPA 10.6.1)

AD100.1.0 - First Floor Plan (30,381 SF)
1/8" = 1'-0"

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%



tate architecture pllc
kernersville, nc 27285
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owner review / construction
not for permit

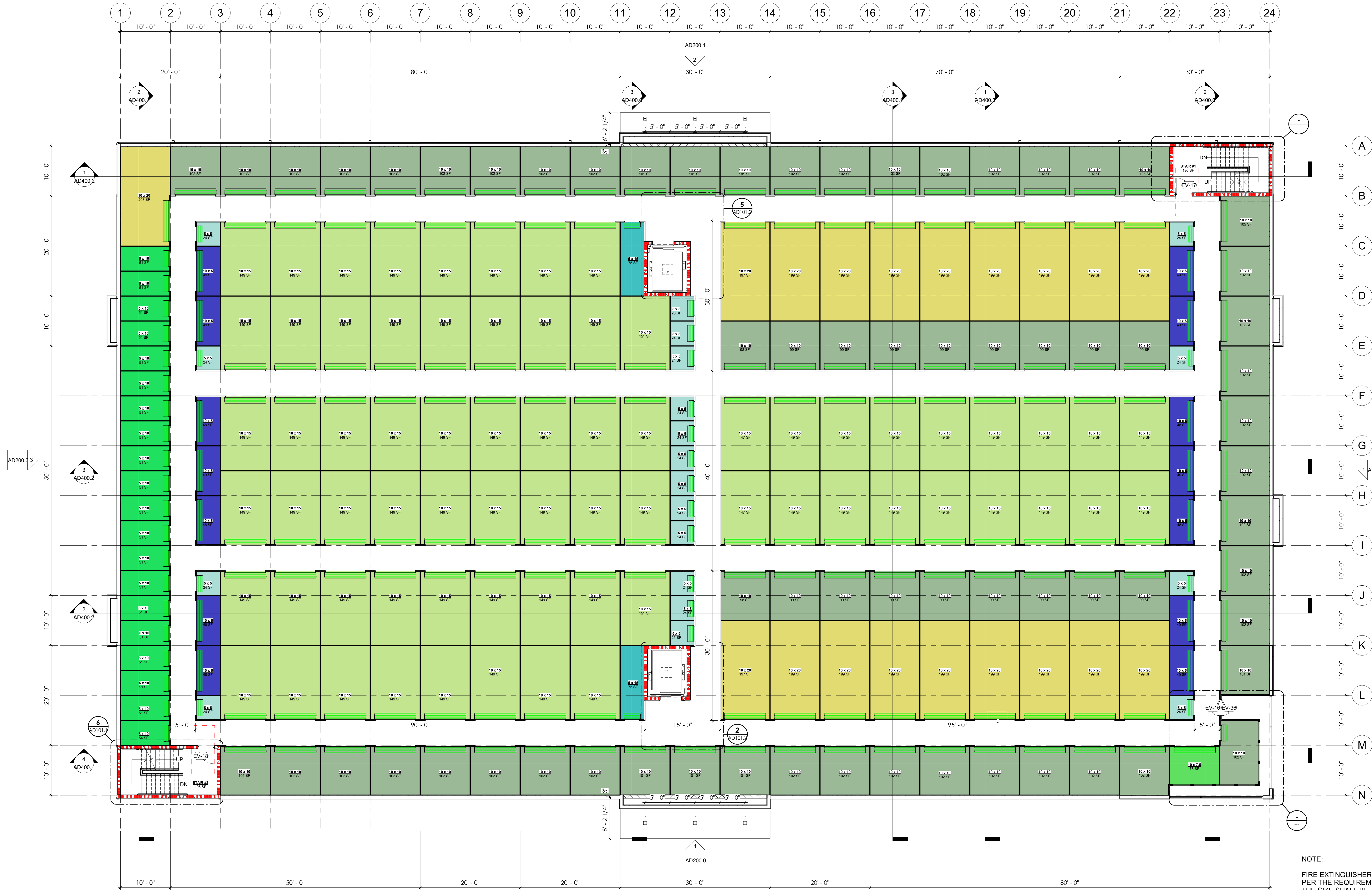
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New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC

Commission Number:
2023.31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

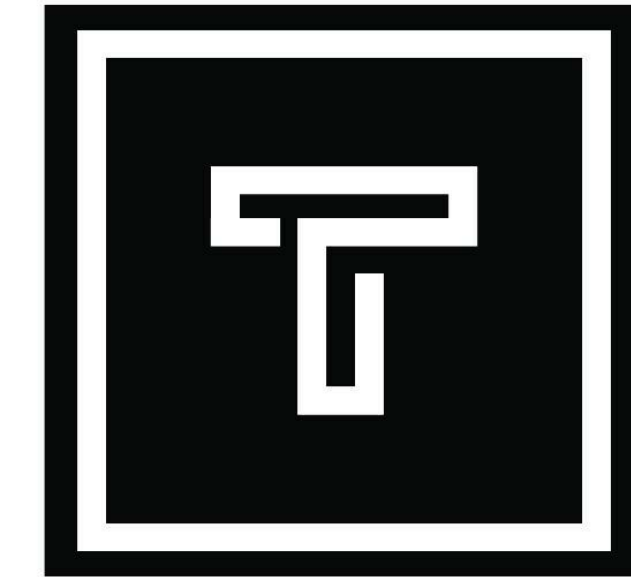
Architectural-
Second Floor Plan



AD100.2.1 - Second Floor Plan (30,381 SF)

1/8" = 1'-0"

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%



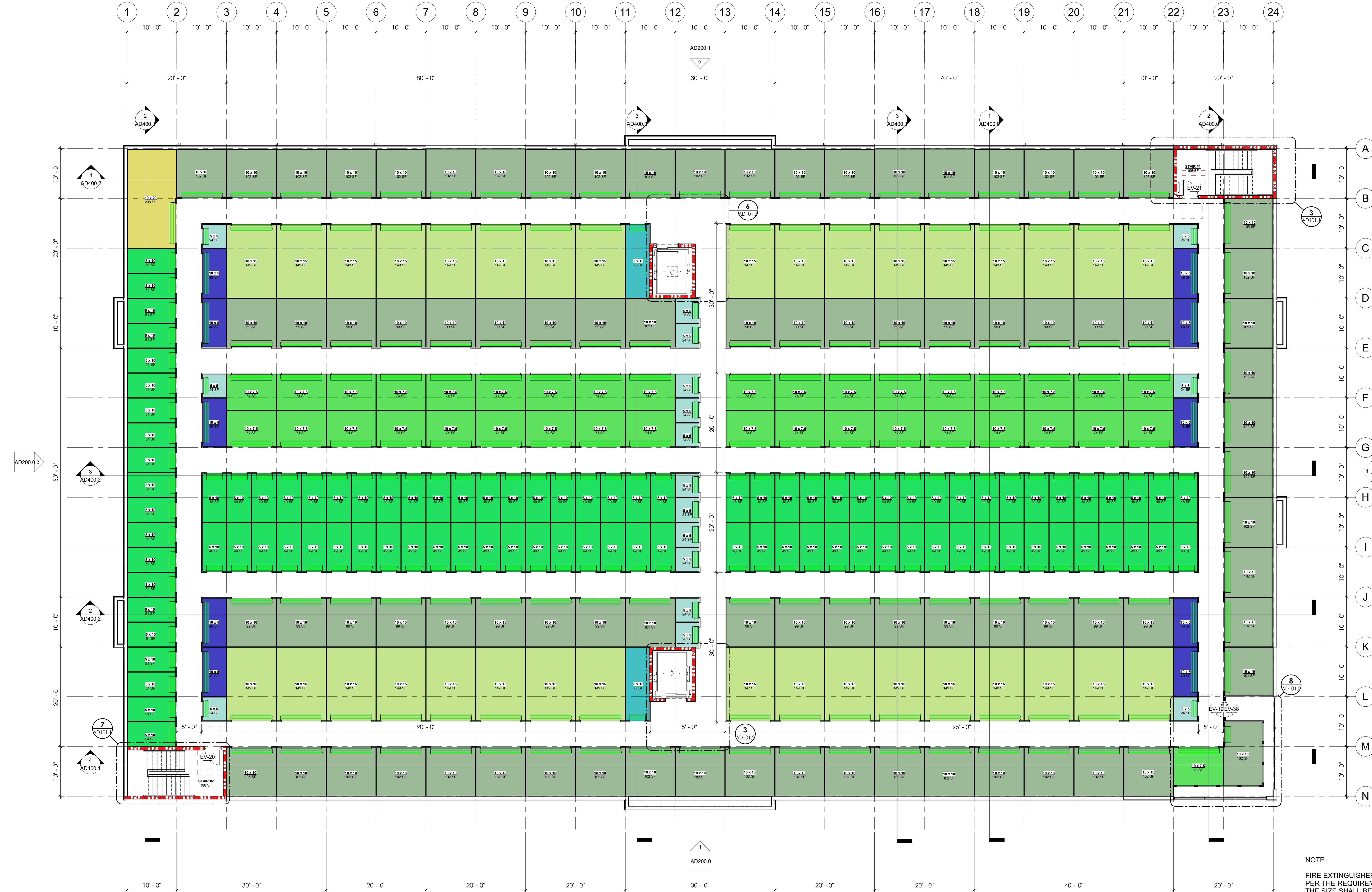
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Commission:
MSSI Design LLC
6520 Cobb Center Drive - Kennesaw, GA
New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023.31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

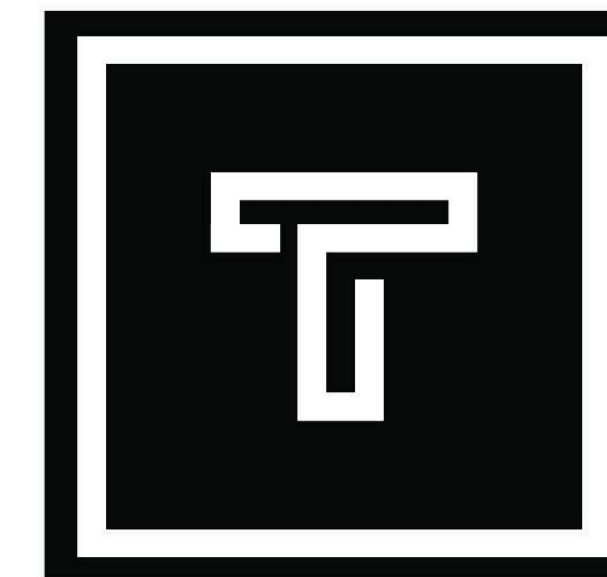
Architectural-
Third Floor Plan



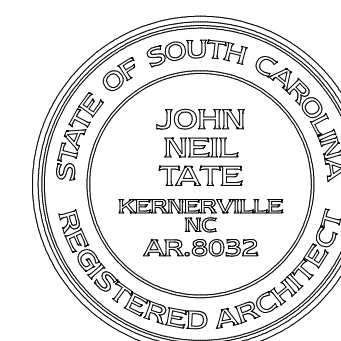
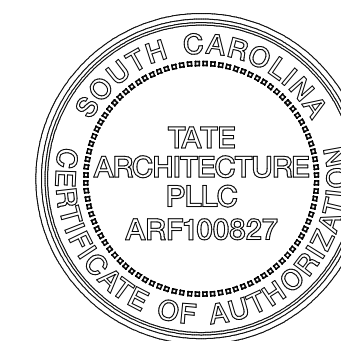
NOTE:
FIRE EXTINGUISHERS SHALL BE LOCATED PER THE REQUIREMENTS OF NFPA 10. THE SIZE SHALL BE A MINIMUM OF 2A 10 BC AND MOUNTED AT A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR TO THE TOP OF THE HANDLE. (2018 NFPA 10.6.1)

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

1/8" = 1'-0"



tate architecture pllc
kernersville, nc 27285
336.413.0601
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owner review
not for permit / construction

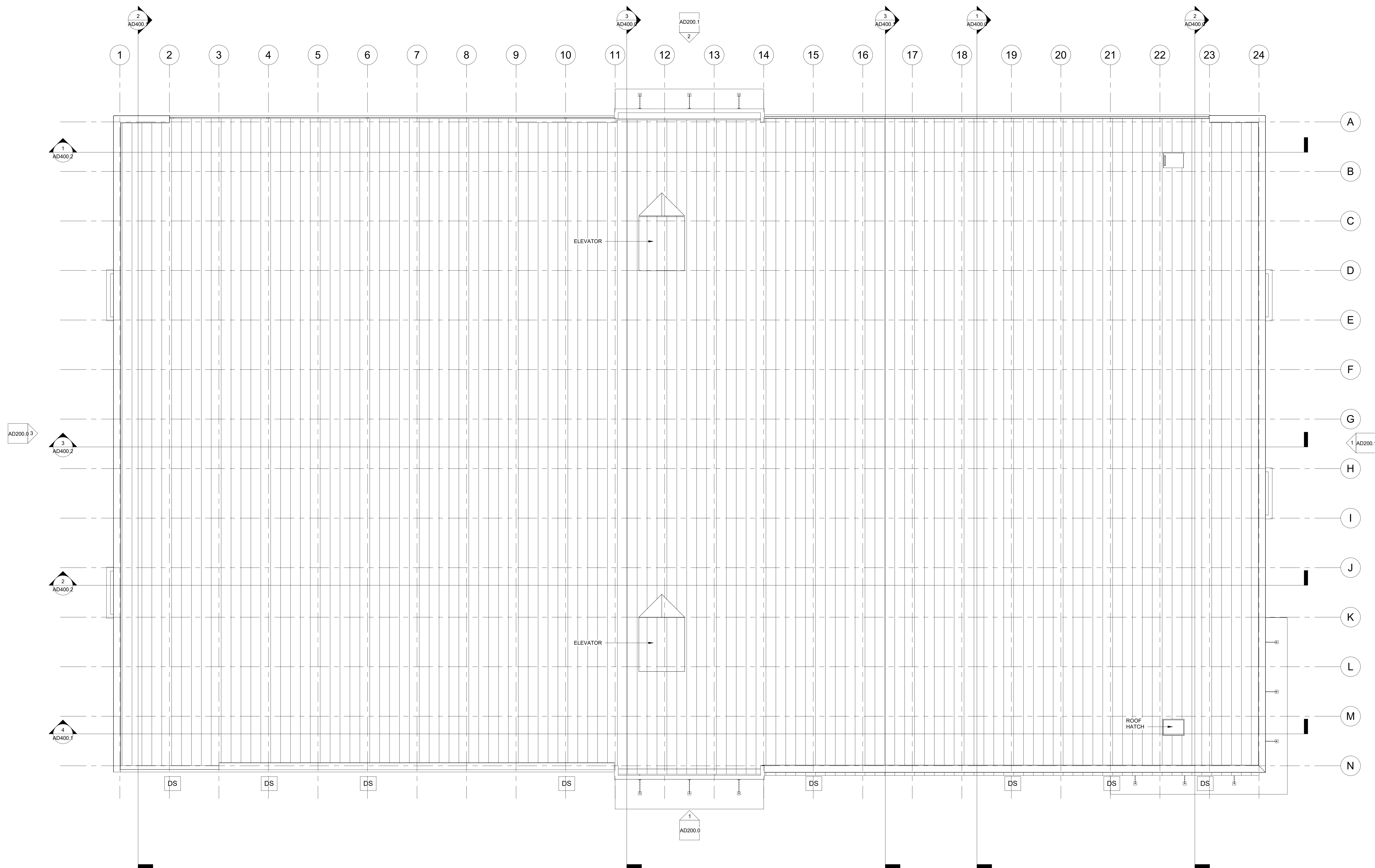
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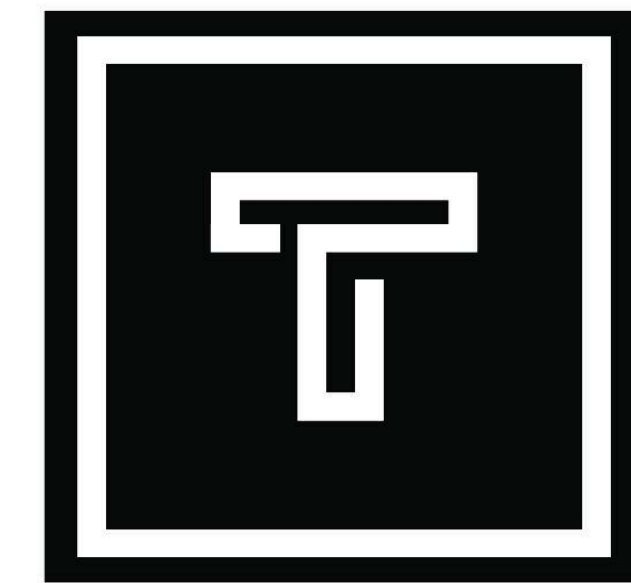
Commission:
MSSI Design LLC
6520 Cobb Center Drive - Kennesaw, GA

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

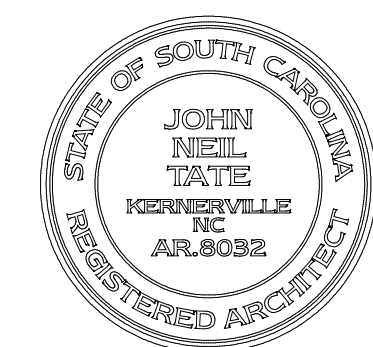
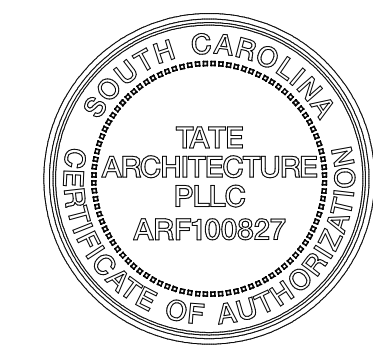
Commission Number:
2023-31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

Architectural-
Roof Plan





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kernersville, nc 27285
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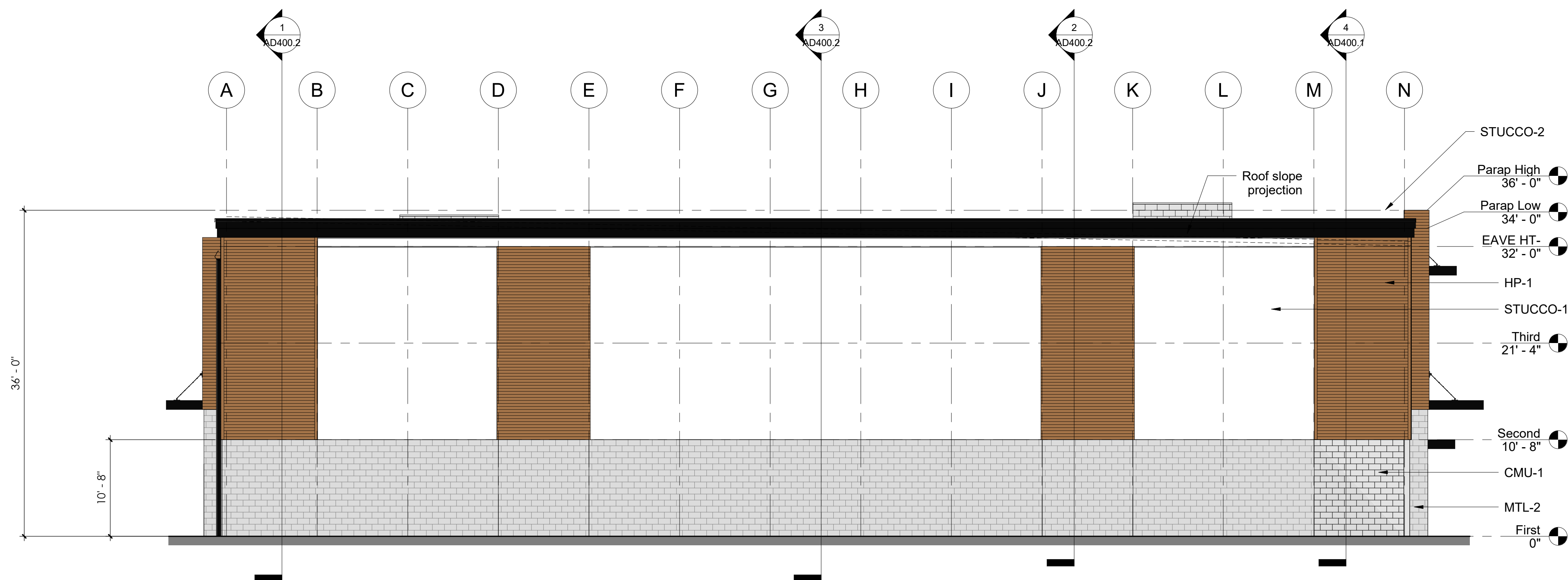
Commission:
MSSI Design, LLC
6530 Cobb Center Drive - Kennesaw, GA

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:

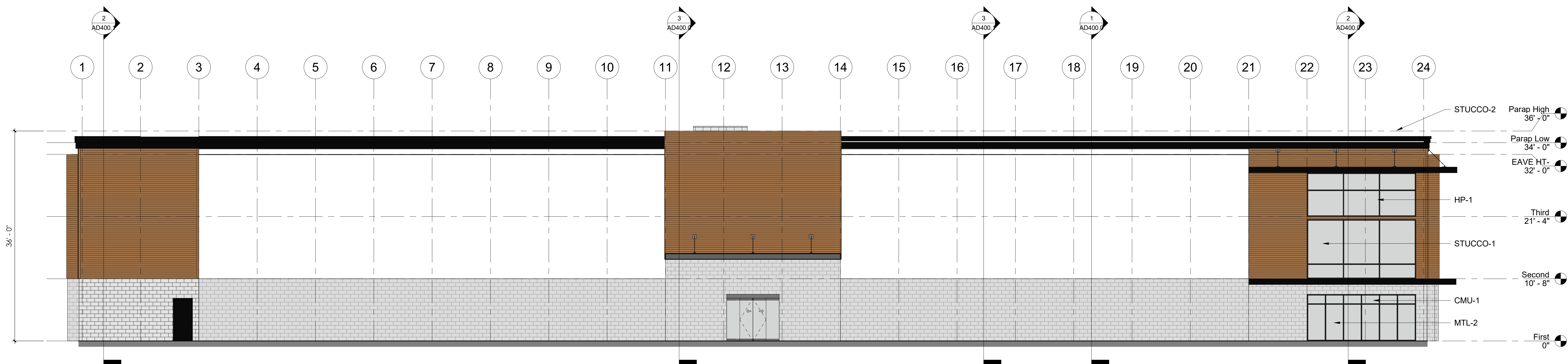
Architectural-
Exterior Elevations

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



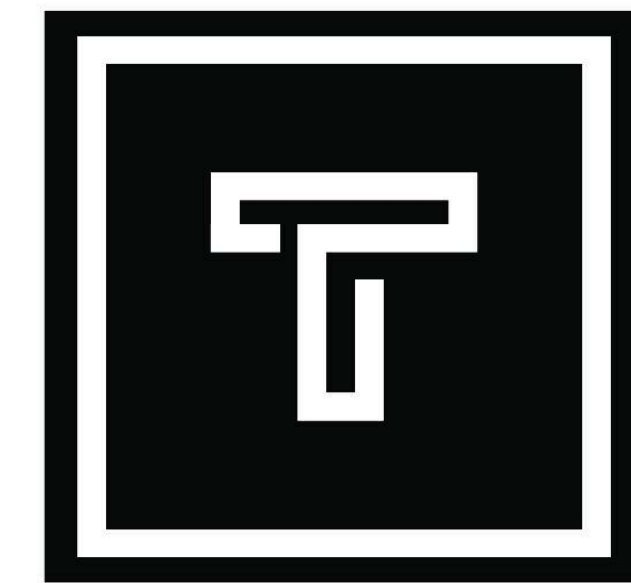
AD200.0.3 - NORTH ELEVATION

1/8" = 1'-0"

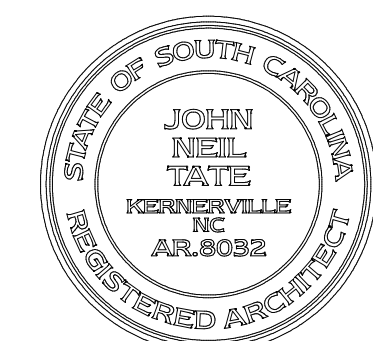


AD200.0.1 - WEST ELEVATION

1/8" = 1'-0"



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kernersville, nc 27285
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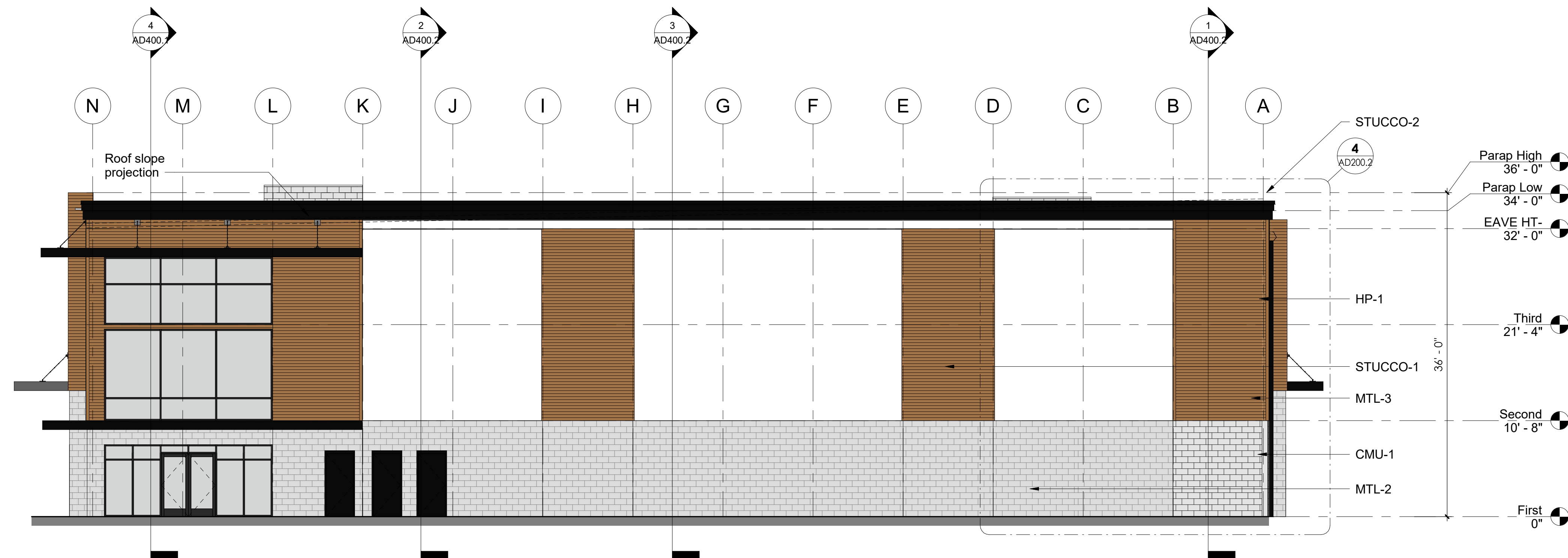
Commission:
MSSI Design LLC
6530 Cobb Center Drive - Kennesaw, GA

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

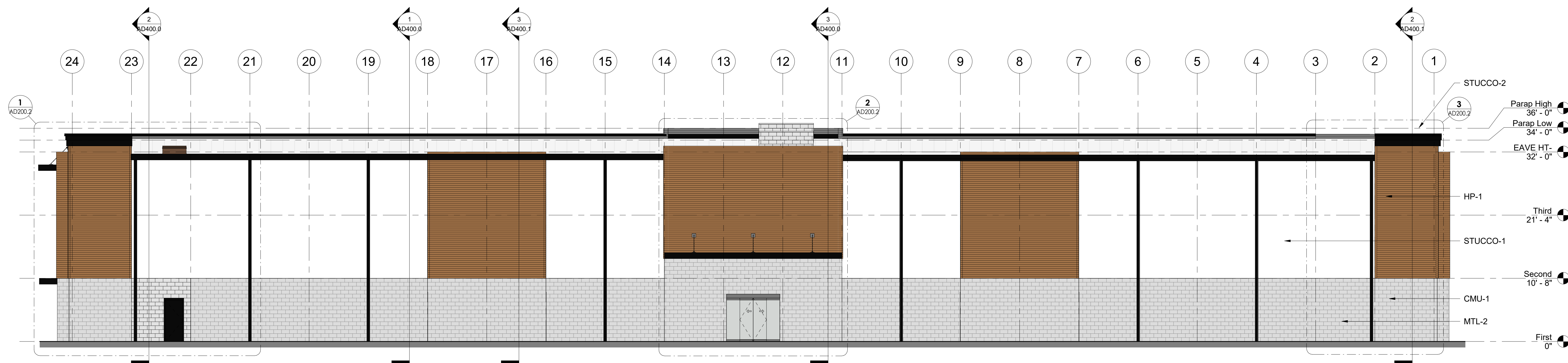
Commission Number:
2023-31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

Architectural-
Exterior Elevations

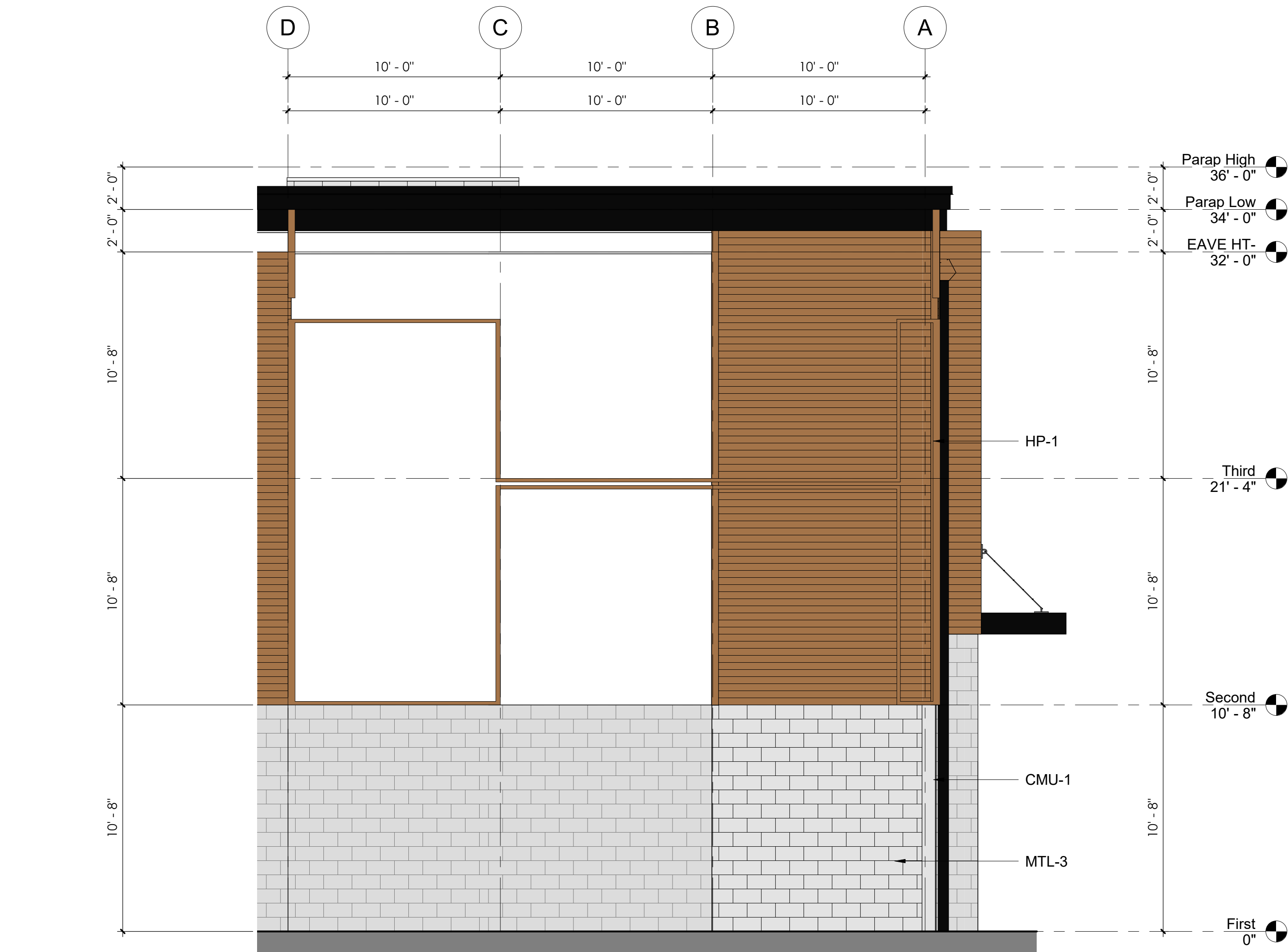
MATERIALS LEGEND			
	CMU-1 ARCHITECTURAL MASONRY MFR: JOHNSON CONCRETE COLOR: LOXON XP-FLAT - COLOR MATCH LIGHT GRAY FINISH: SPLITFACE		MTL-1 OVERHEAD INTERIOR DISPLAY DOORS MFR: JANUS INTERNATIONAL COLOR: ORANGE
	STUCCO-1 SYNTHETIC STUCCO FIELD COLOR MFR: DRYVIT COLOR: 523 Gray Mist RGB 223 222 209 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



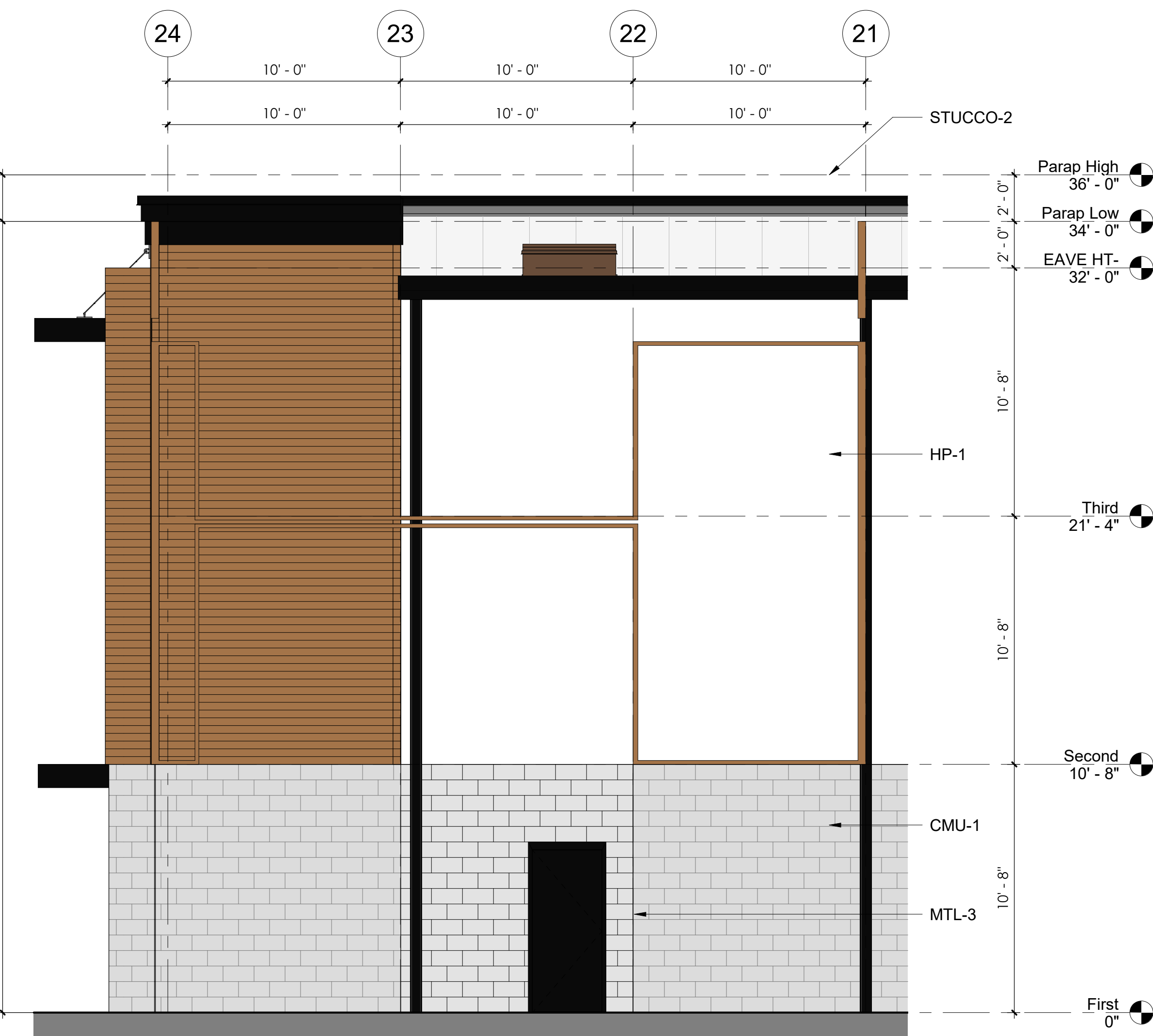
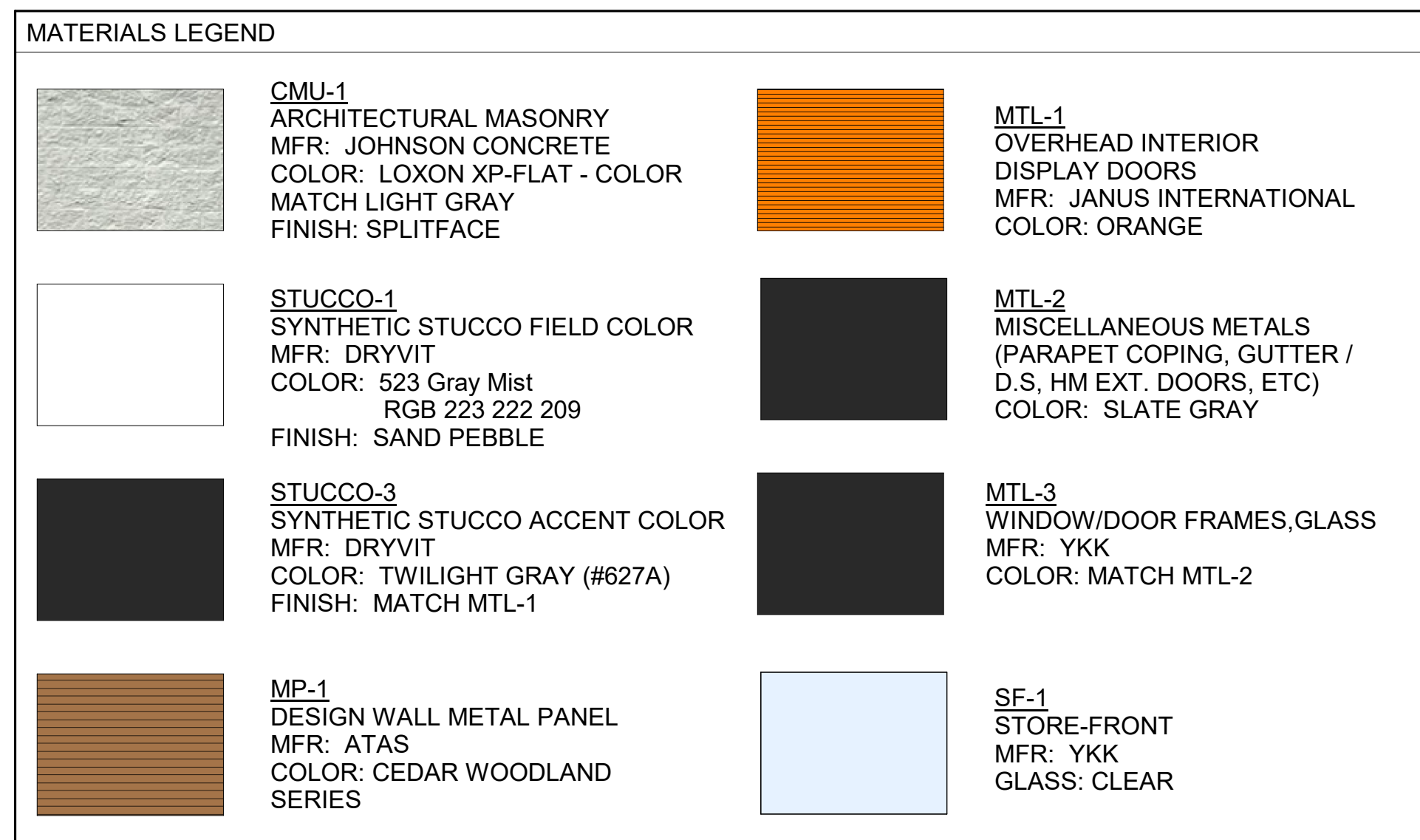
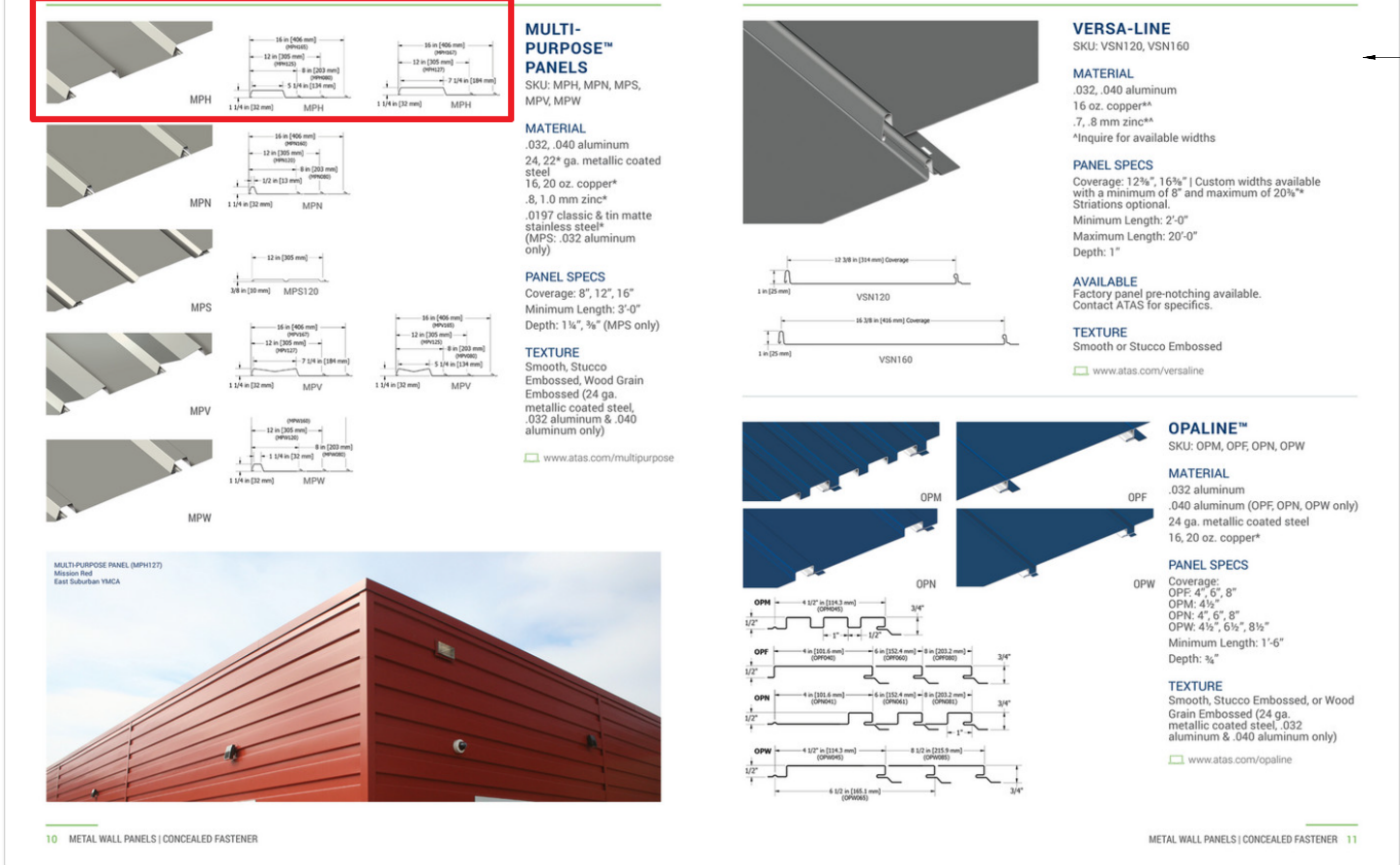
AD200.1.1 - SOUTH ELEVATION(FACING S BUNCOMBE RD)
1/8" = 1'-0"



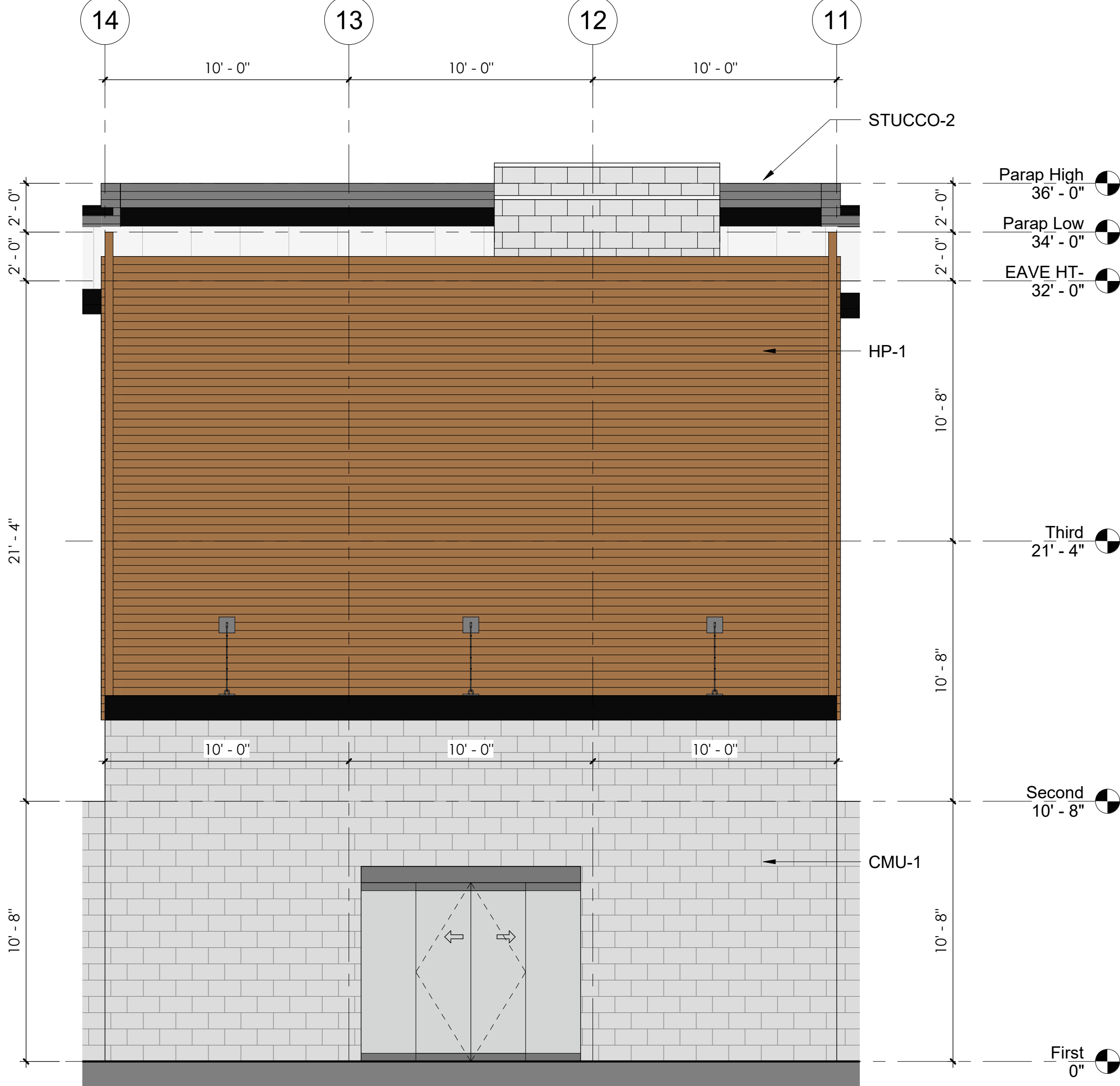
AD200.1.2 - EAST ELEVATION
1/8" = 1'-0"



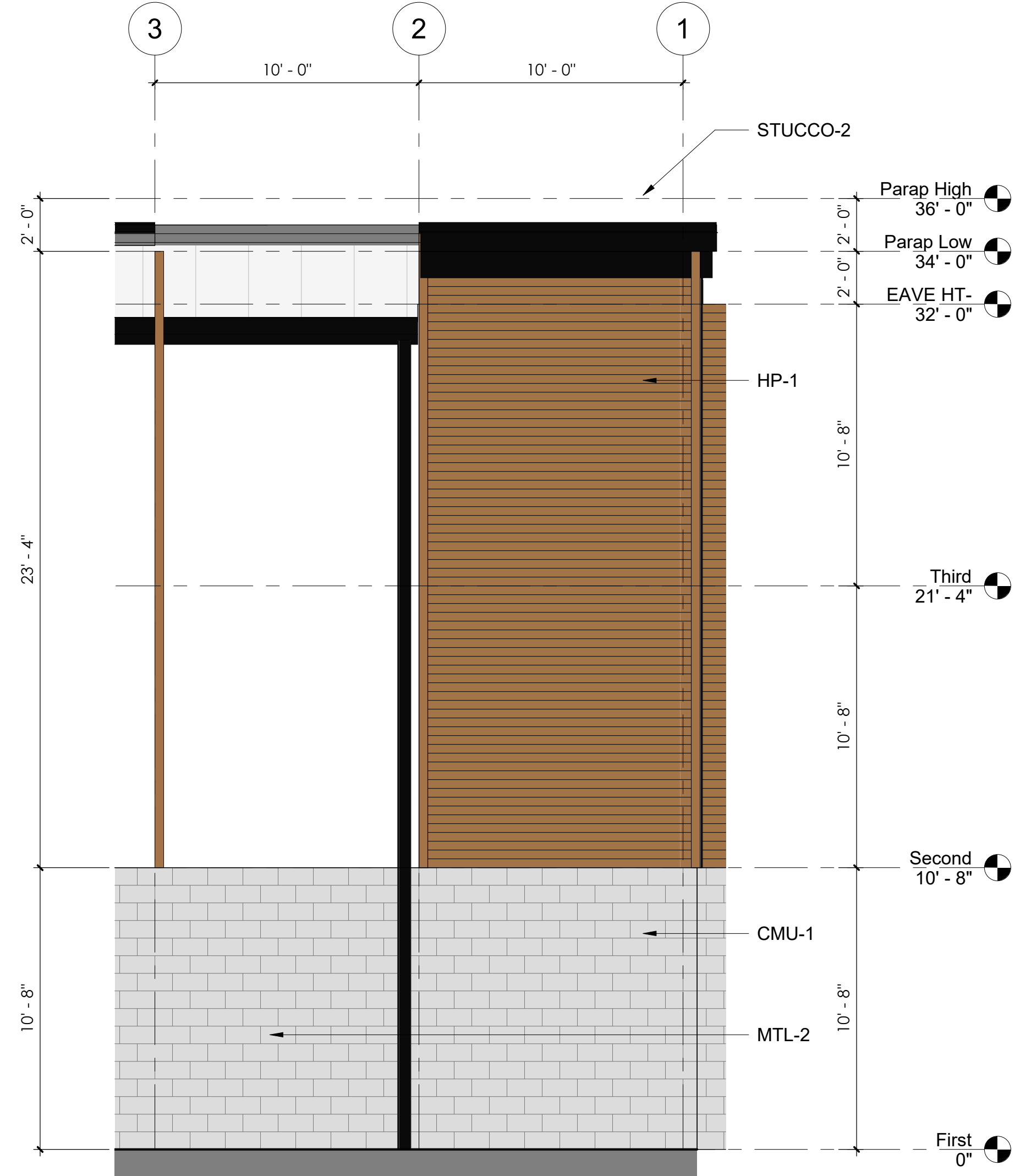
AD200.2.4 - SOUTH ELEVATION(FACING S BUNCOMBE RD) - Callout 1
1/4" = 1'-0"



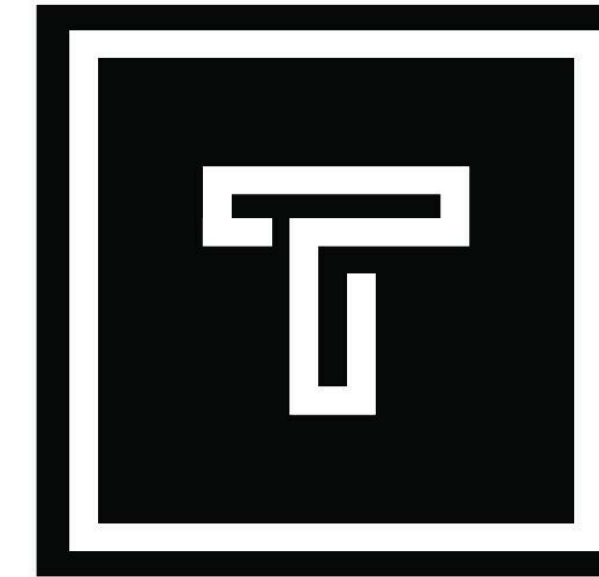
AD200.2.1 - EAST ELEVATION - Callout 1
1/4" = 1'-0"



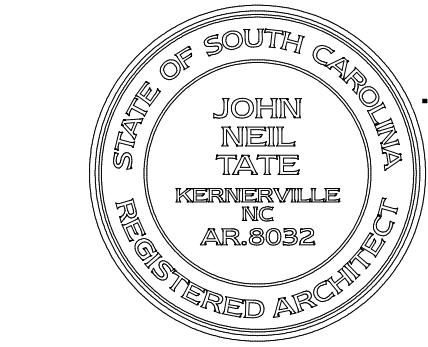
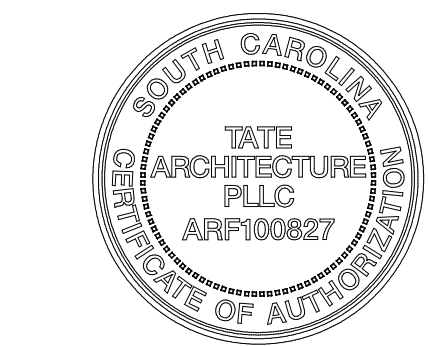
AD200.2.2 - EAST ELEVATION - Callout 2
1/4" = 1'-0"



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



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New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023.31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:

Architectural-
Enlarged Elevations



CANOPIES & AWNINGS
KYNAR 500 FINISH - COLOR: BLACK



STOREFRONT
BLACK ANODIZED ALUMINUM



WALL SCONCES
COLOR: BRONZE



MTL-1
METAL COPING CAP - COLOR: BLACK



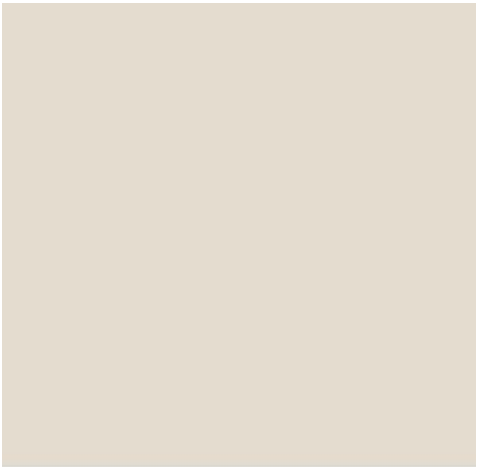
BRICK
MERIDIAN BRICK - FLASH SET RED
BROWN FLASHED WIRECUT



WALL COVERING
NICHIBA - VINTAGEWOOD SERIES -
BARK



EIFS & SPLIT FACE CMU
COLOR: SW 7023 "REQUISITE GRAY"



EIFS
COLOR: SW 7008 "ALABASTER"



WOOD GRAIN METAL PANEL
WOODLAND SERIES: BIRCH



WOOD GRAIN METAL PANEL
WOODLAND SERIES: CEDAR



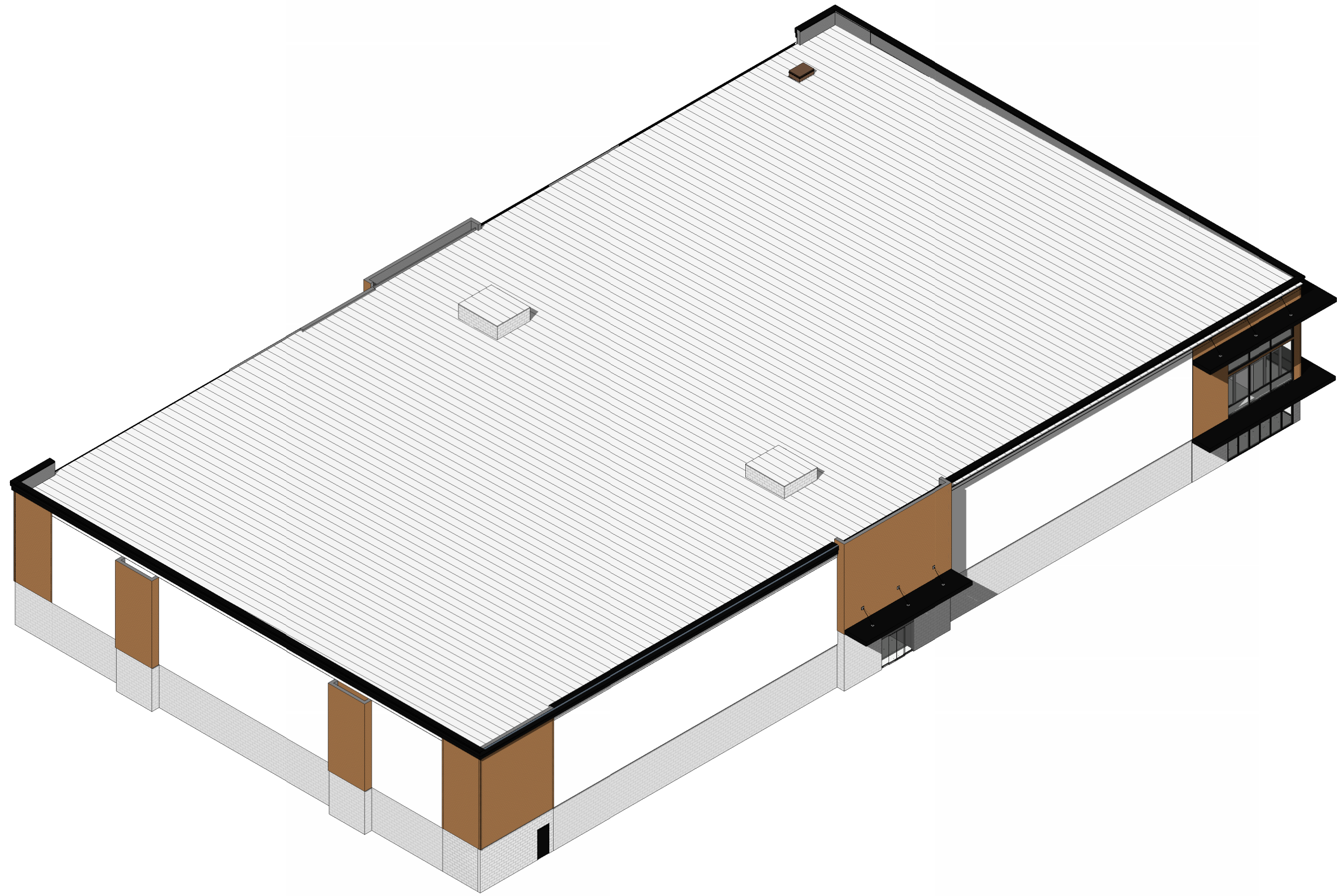
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N. MAIN ST.
RETAIL BUILDING
FOUNTAIN INN, SC

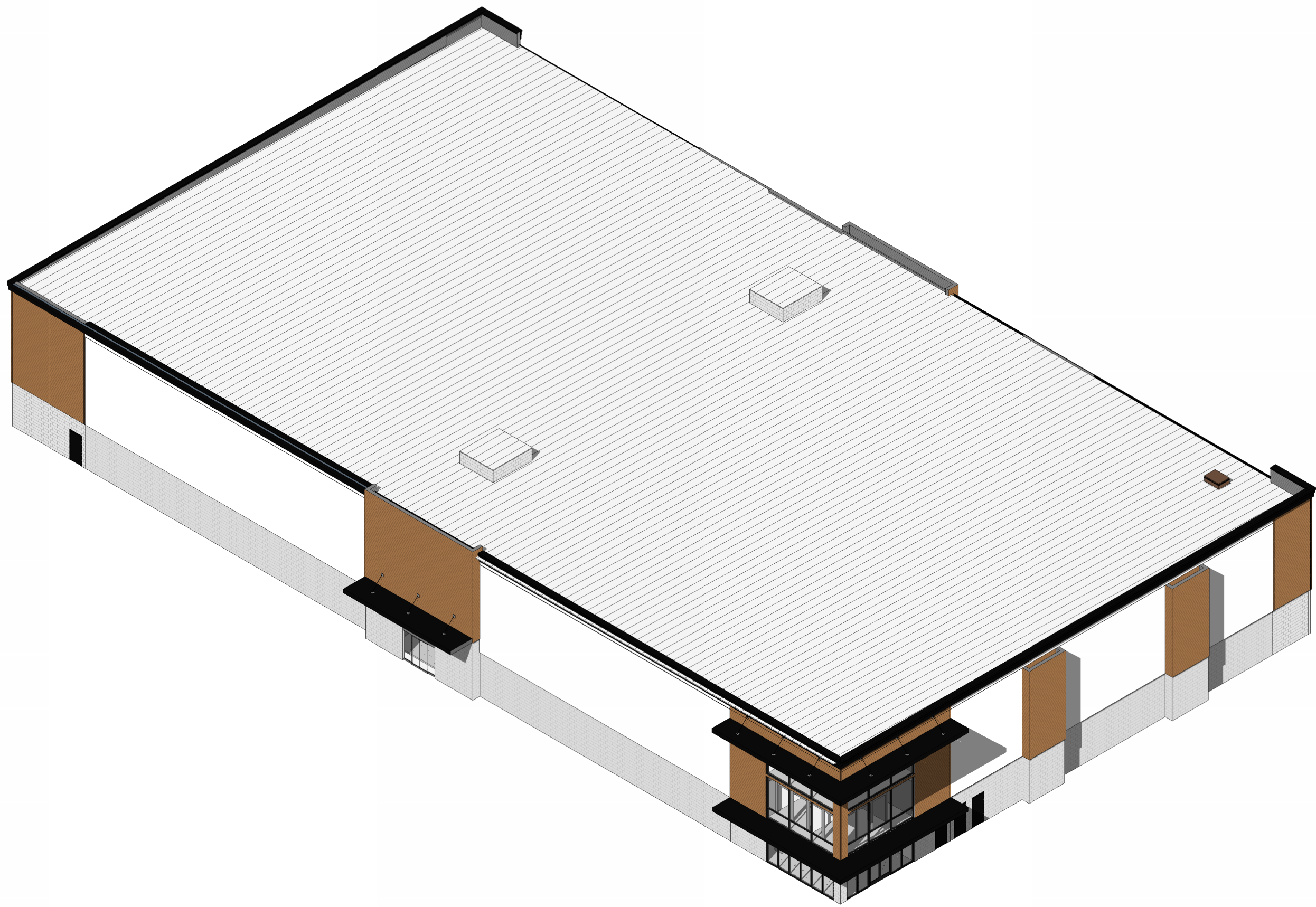
PROJECT NUMBER
23139

ISSUE DATE
05-24-24

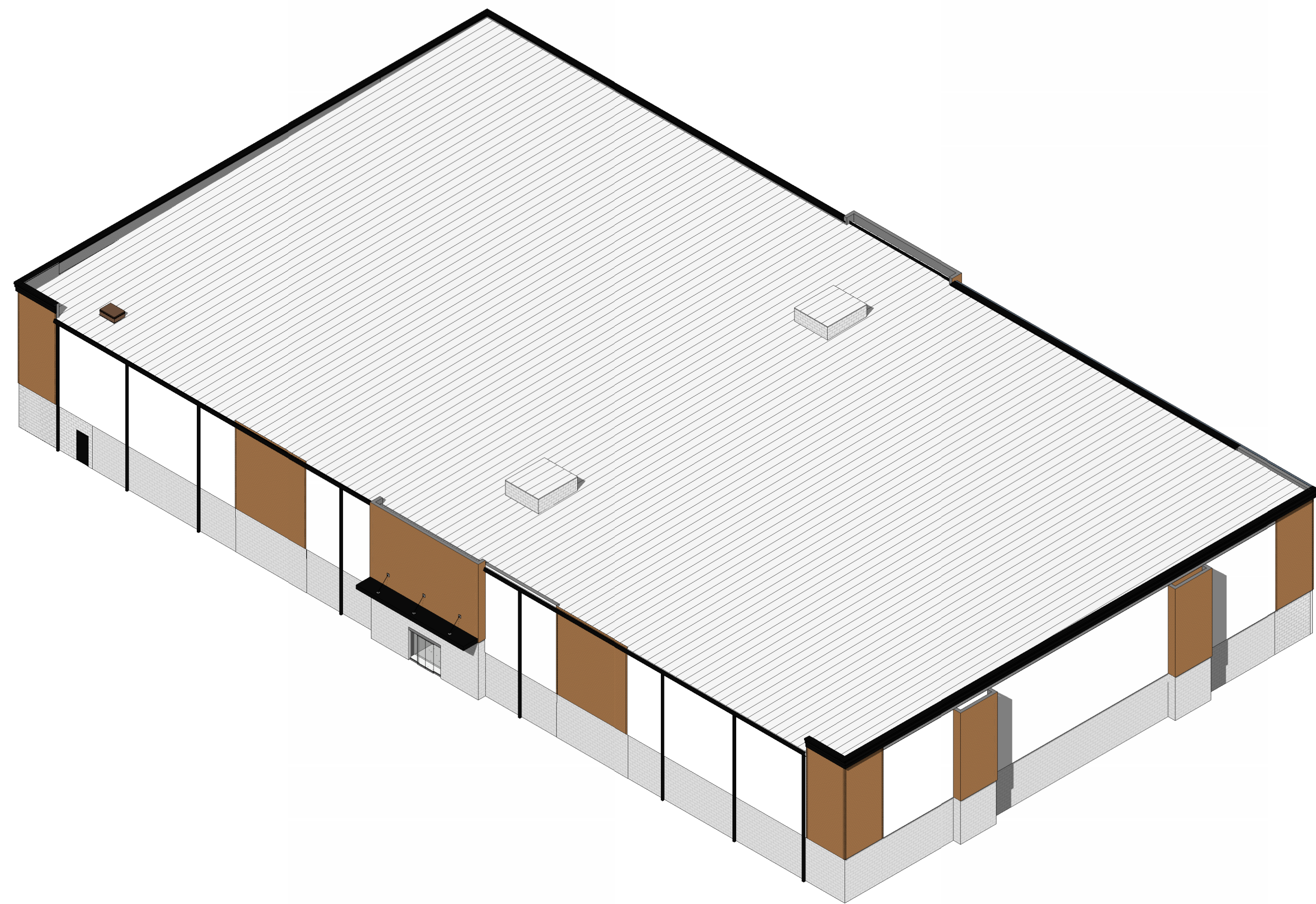
N. MAIN ST.
RETAIL BUILDING
AM-1
EXTERIOR
MATERIALS



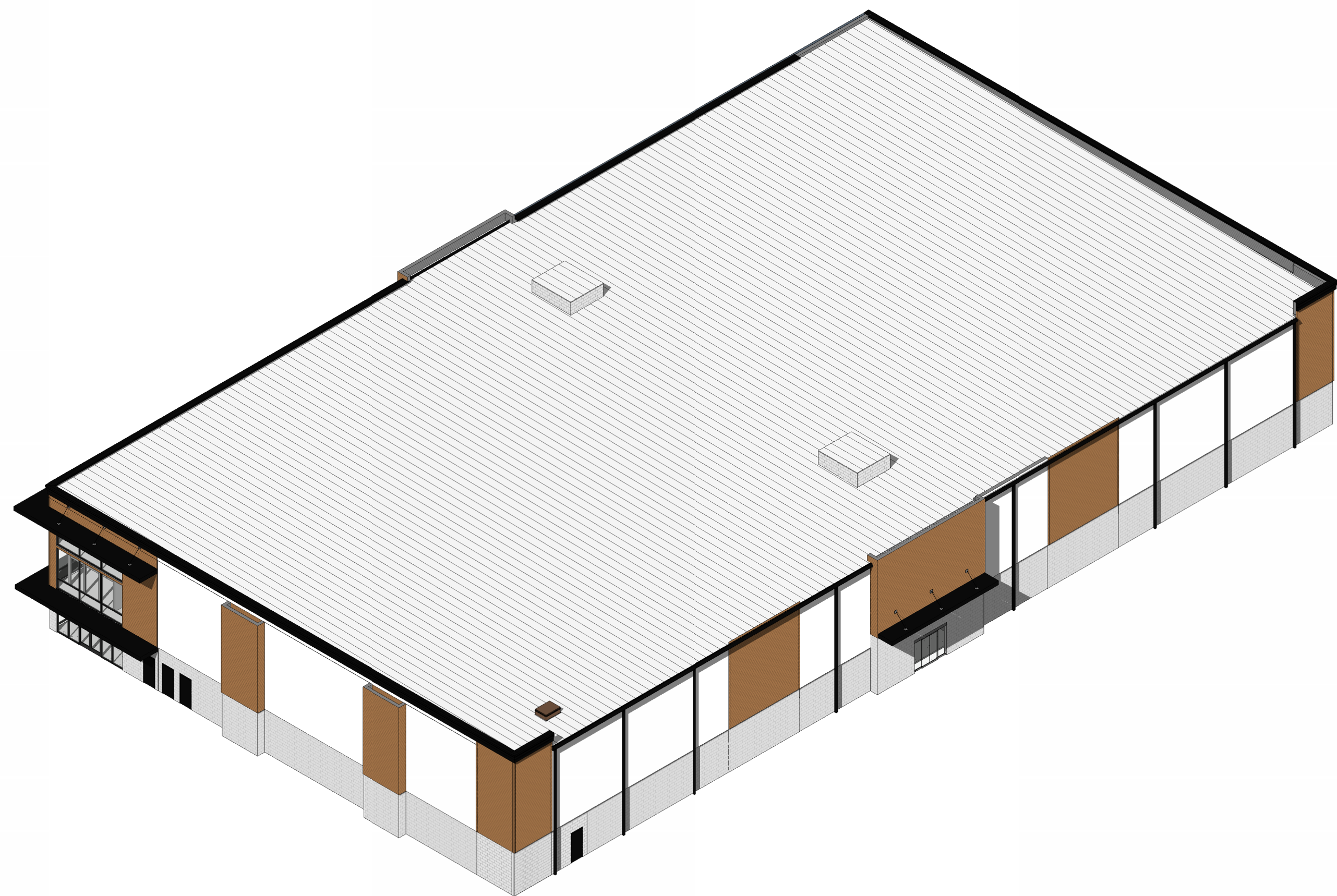
AD201.0.3 - Axon View



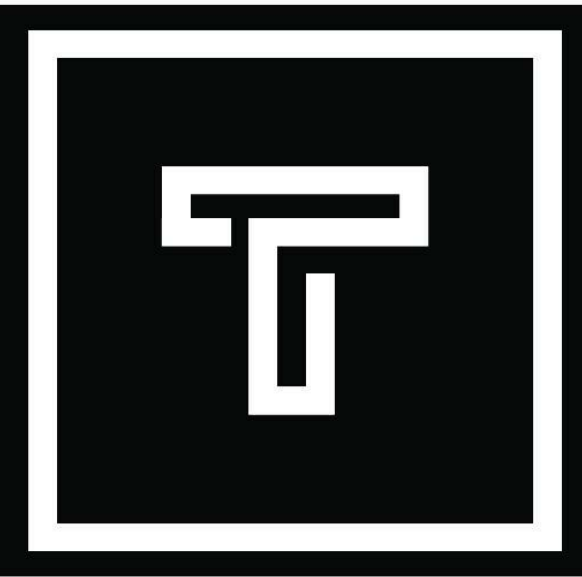
AD201.0.2 - Axon View



AD201.0.1 - Axon View

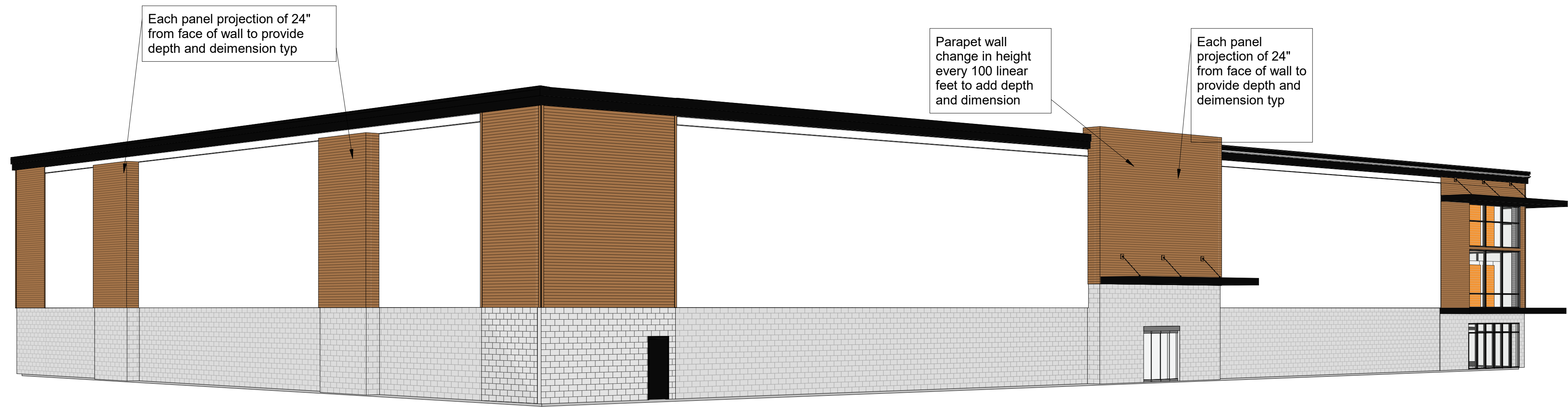


AD201.0.0 - Axon View

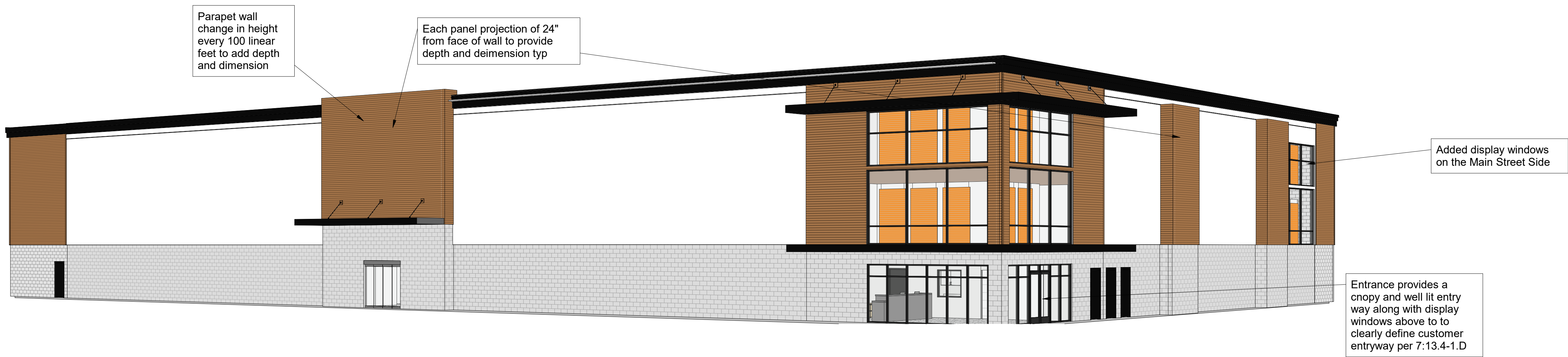


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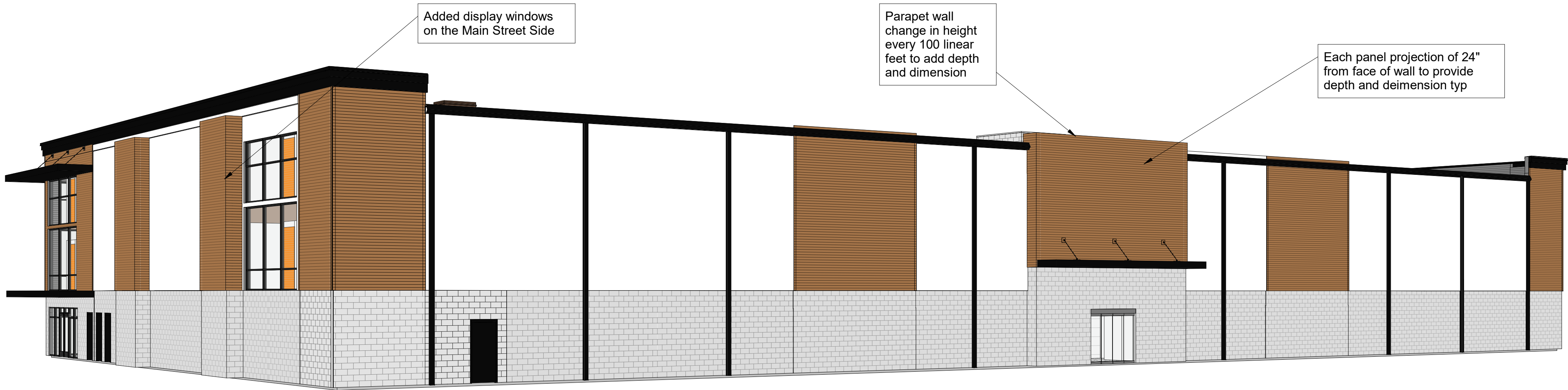
Commission:
MSSI Design LLC
6530 Cobb Center Drive - Kennesaw, GA
New Self Storage Facility
Streams Development
North Main Street
Greenville County - Fountain Inn, SC
Commission Number:
2023-31
Issue Date:
12.20.2023 - Owner Review
Set
Revisions:



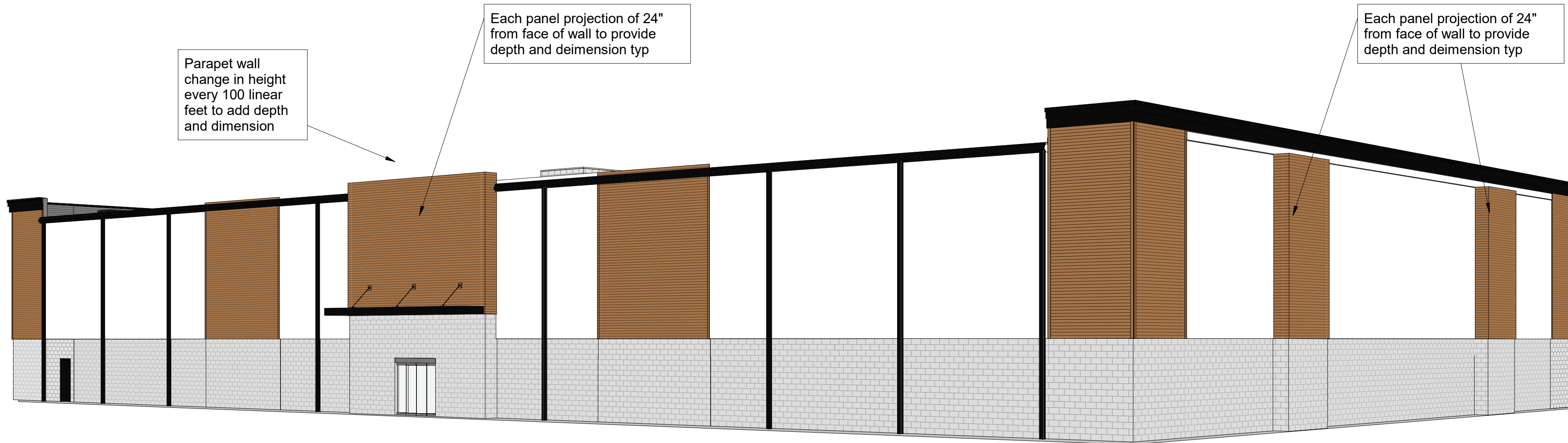
AD202.0.3 - FRONT LEFT



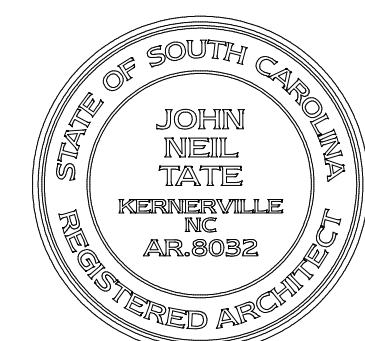
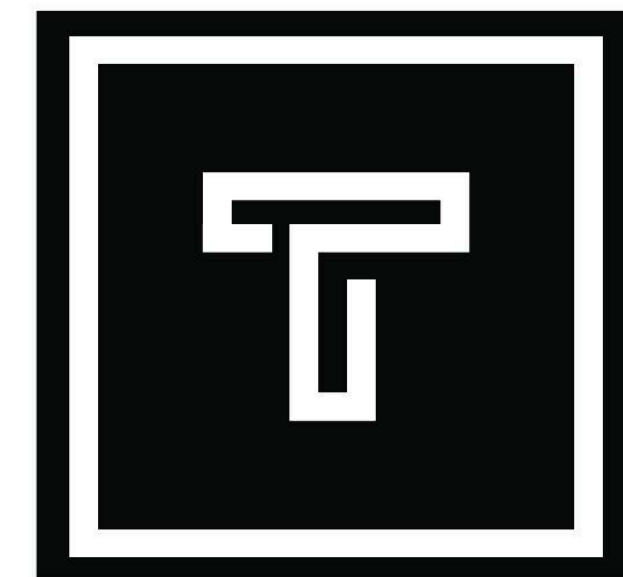
AD202.0.2 - FRONT RIGHT



AD202.0.1 - REAR LEFT



AD202.0.0 - REAR RIGHT



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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

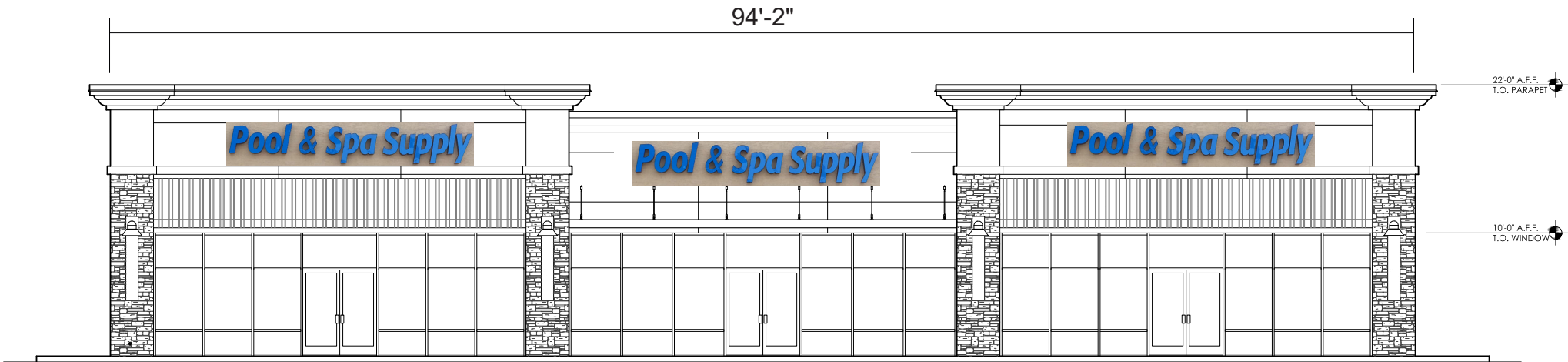
Site Recommendation Book
Fountain Inn Retail Dev.
1314 N Main St
Fountain Inn SC 29644

QID# 23-70220

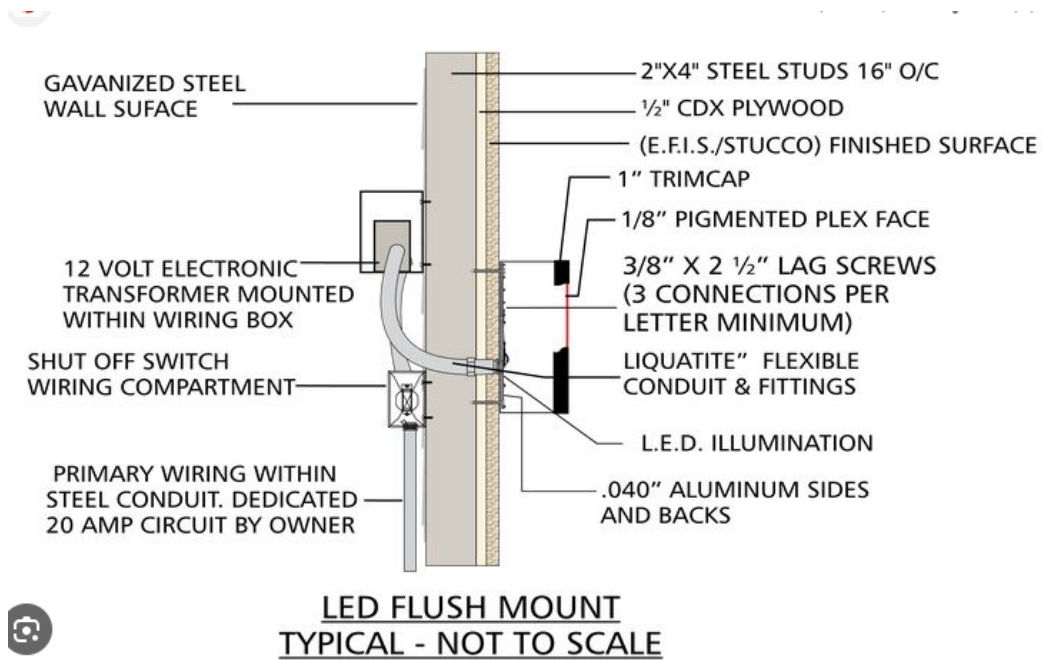
Designer:
Glenn Miller

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.

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

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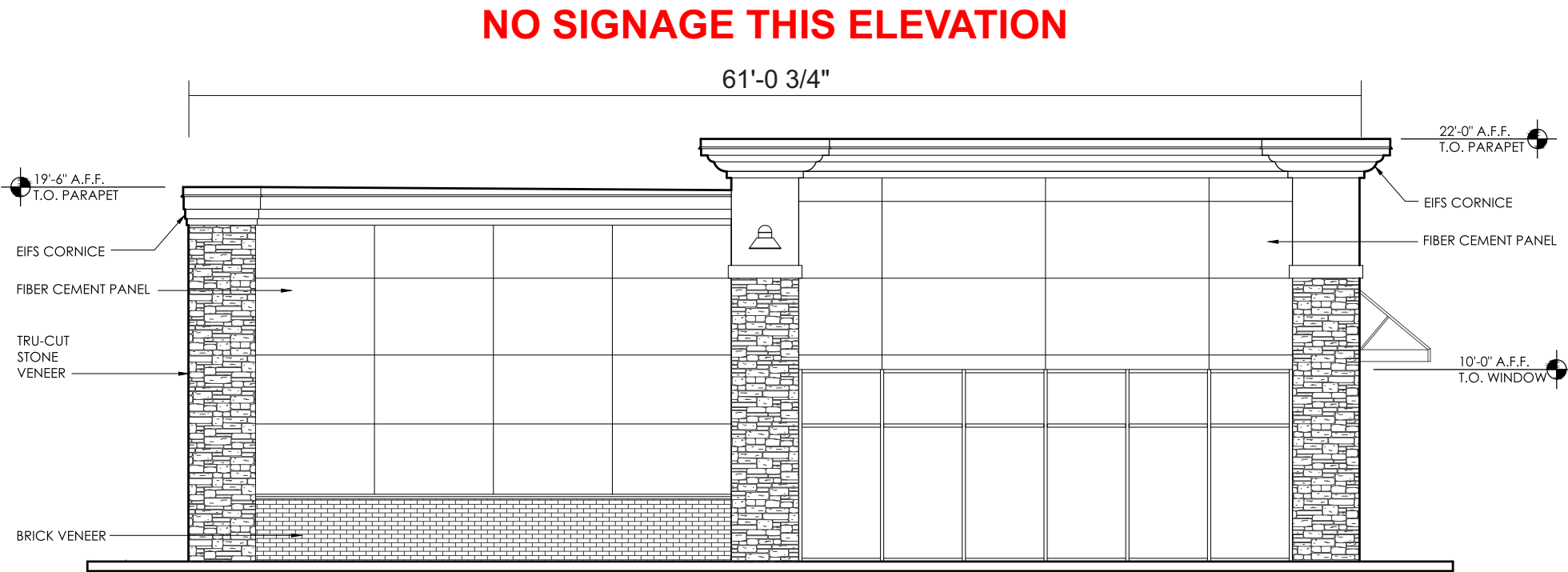
UL

Underwriters Laboratories Inc.

Page 46 of 48

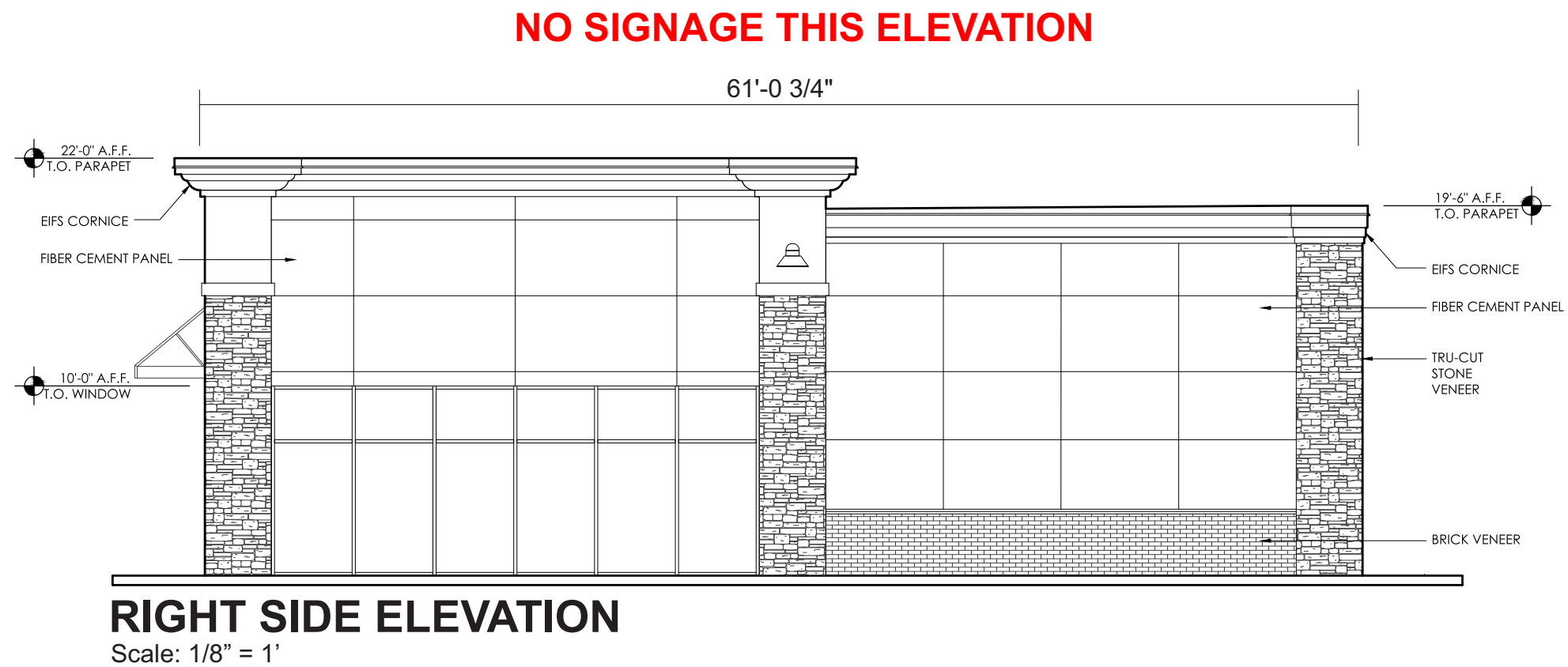
DRY
DAMP
WET

X



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

ELEVATION



HILTONDISPLAYS

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www.hiltondisplays.com

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

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Glenn Miller

DWG. DATE

12-12-23

REV. DATE / REVISION

SCALE

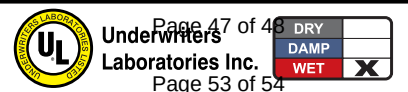
FILE

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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QID 23-70220

JOB NAME

Streams Development

LOCATION

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1314 N Main St
Fountain Inn SC 29644

CUSTOMER CONTACT

SALESMAN / PM

Brian Baughman

DESIGNER

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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:

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SLS/PM:	LANDLORD:

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UL

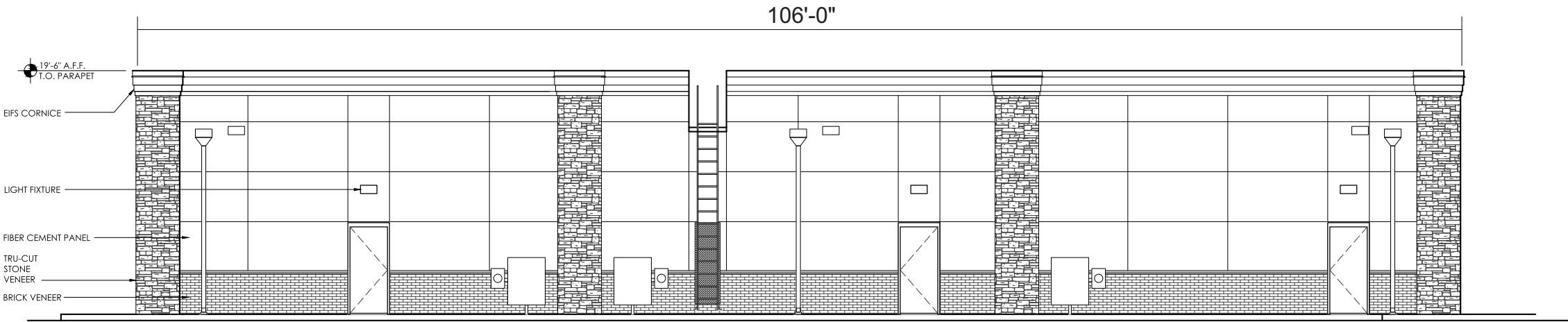
Underwriters Laboratories Inc.

Page 48 of 48

DRY
DAMP
WET

X

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

LEASEABLE AREA: 65,686 SQ FT

(3) 2,100 SQ FT RETAIL, COMMERCIAL OR OFFICE @ 5 SPACES
PER 1,000 SQ FT = 32 SPACES

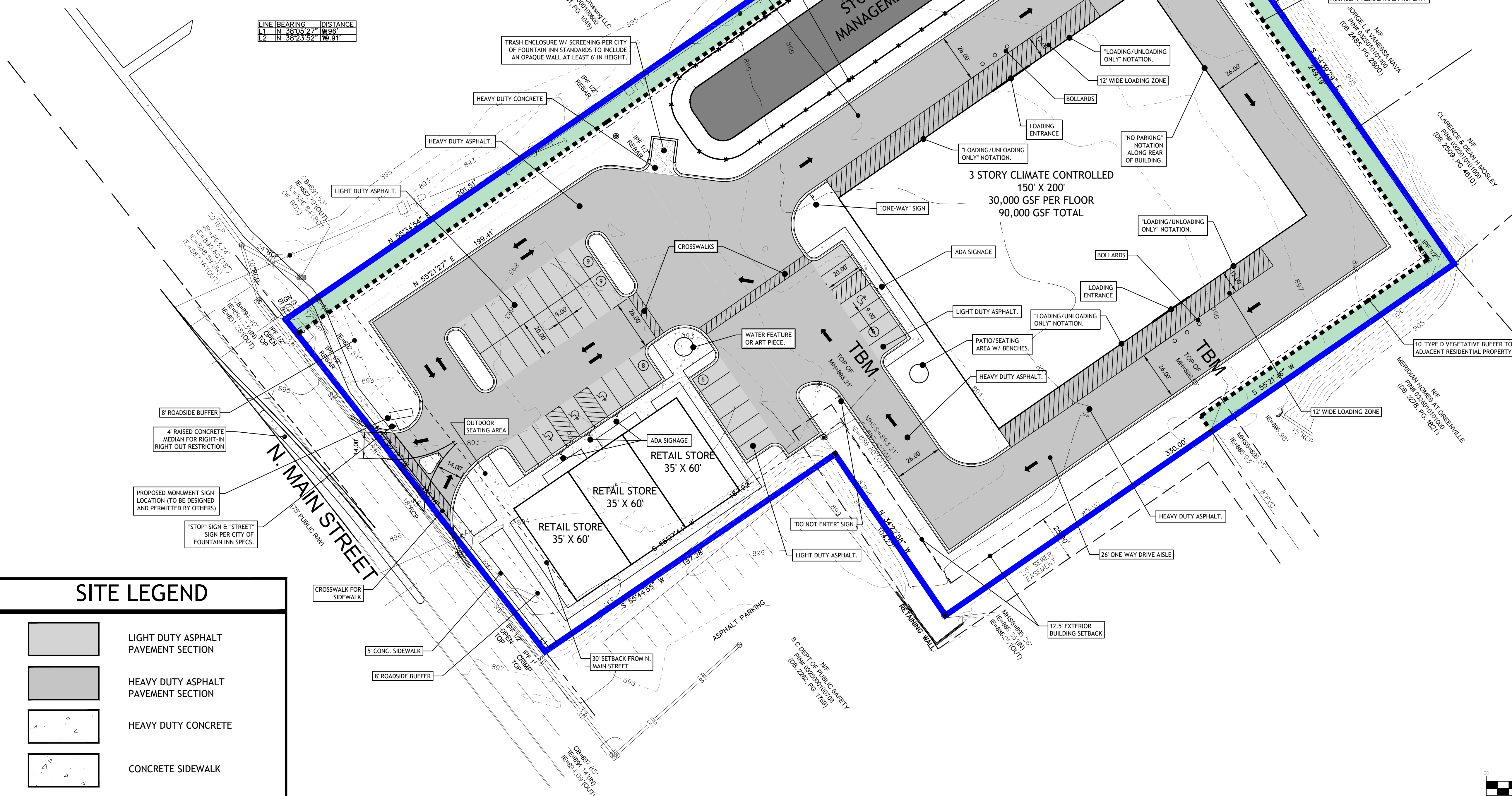
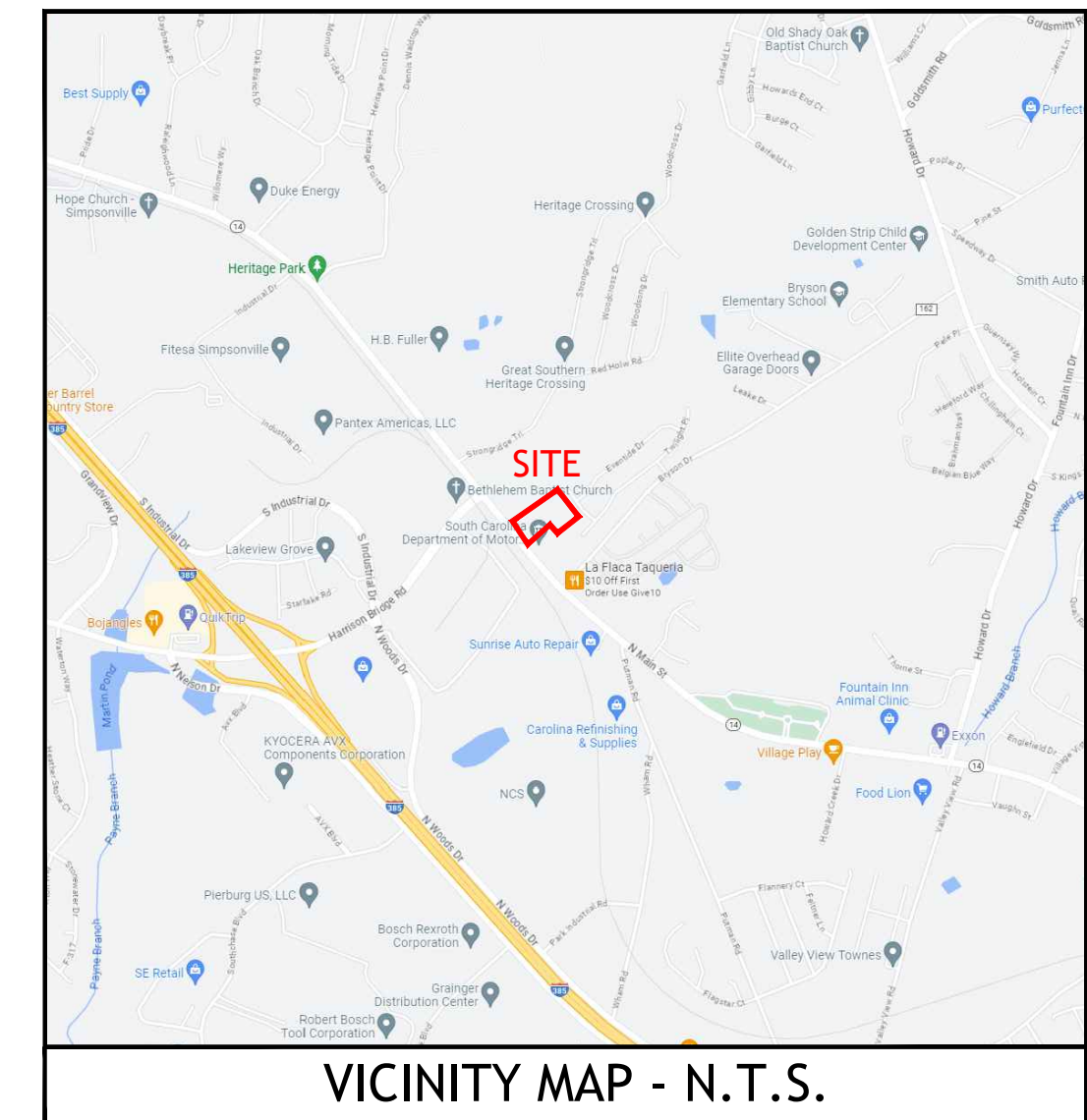
(1) STORAGE FACILITY @ 1 SPACE PER 2 EMPLOYEES
3 EMPLOYEES PER SHIFT = 2 SPACES

TOTAL SPACES REQUIRED: 34
TOTAL SPACES PROVIDED: 38 (4 ADA COMPLIANT)

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

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

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



	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

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

South Carolina 811
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718 Lowndes Hill Road • Greenville, SC 29607

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

PRELIMINARY DEVELOPMENT PLAN

PDP-1

SITE DATA

TAX MAP NO.:

0325000100701 & 0325000100707

SITE AREA:

±3.49 AC

EXISTING ZONING:

C-2

PROPOSED ZONING:

FRD

SETBACKS:

N MAIN ST: 30'

EXTERIOR:

12.5'

BUFFERS:

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

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

N MAIN STREET: 8' AVERAGE

DEVELOPER

COMPANY:

CENTURY DEVELOPMENT PARTNERS, LLC

ADDRESS:

5 CENTURY DRIVE, SUITE 240
GREENVILLE, SC 29607

PHONE:

630-301-1536

CONTACT:

ALEX DMYTERKO

EMAIL:

ALEX@STREAMSDEV.COM

CIVIL ENGINEER

COMPANY:

BLUEWATER CIVIL DESIGN, LLC

ADDRESS:

718 LOWMEDES HILL ROAD
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

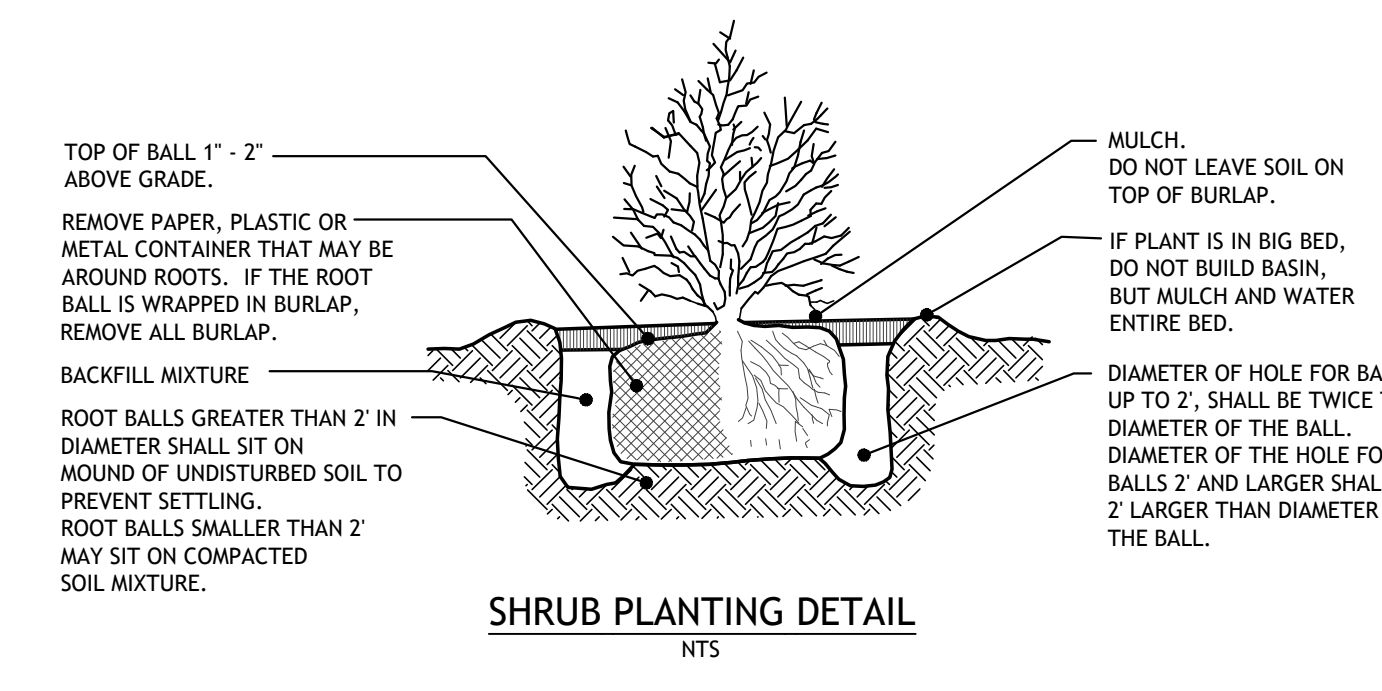
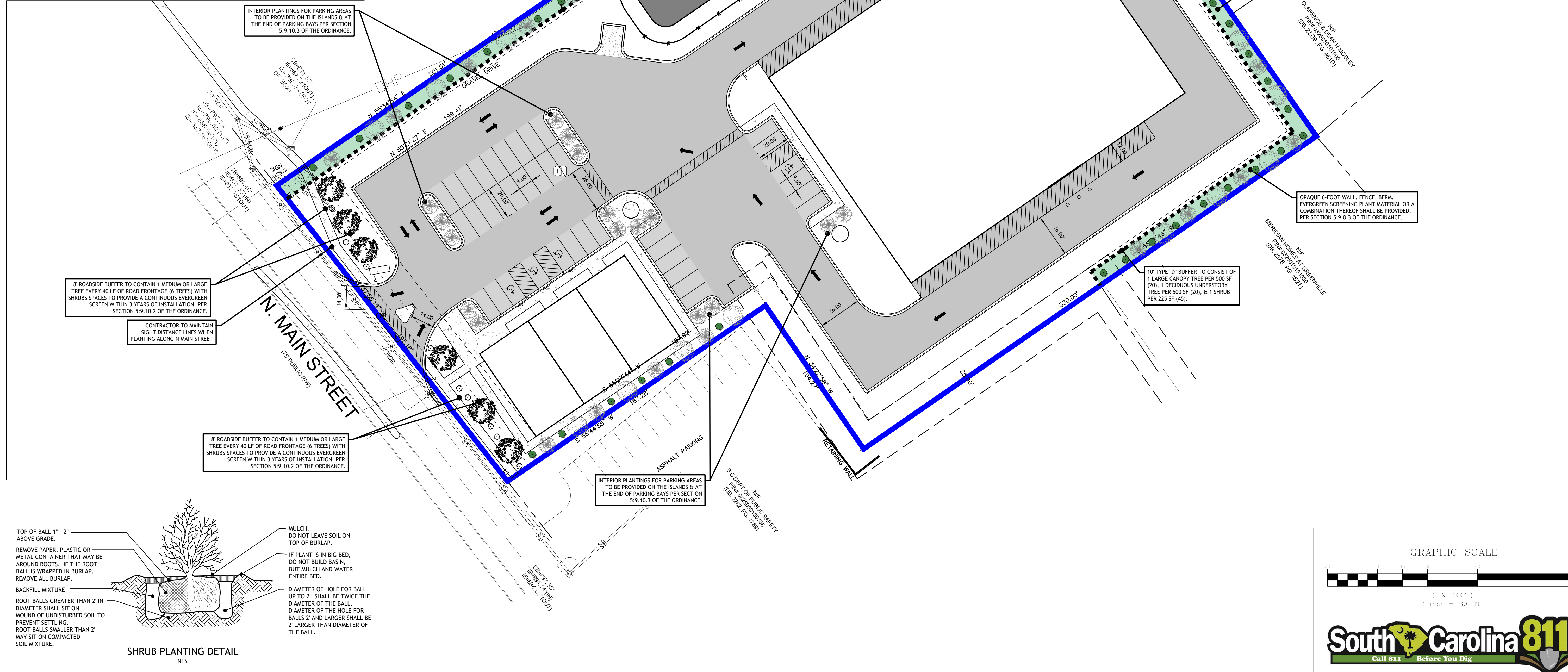
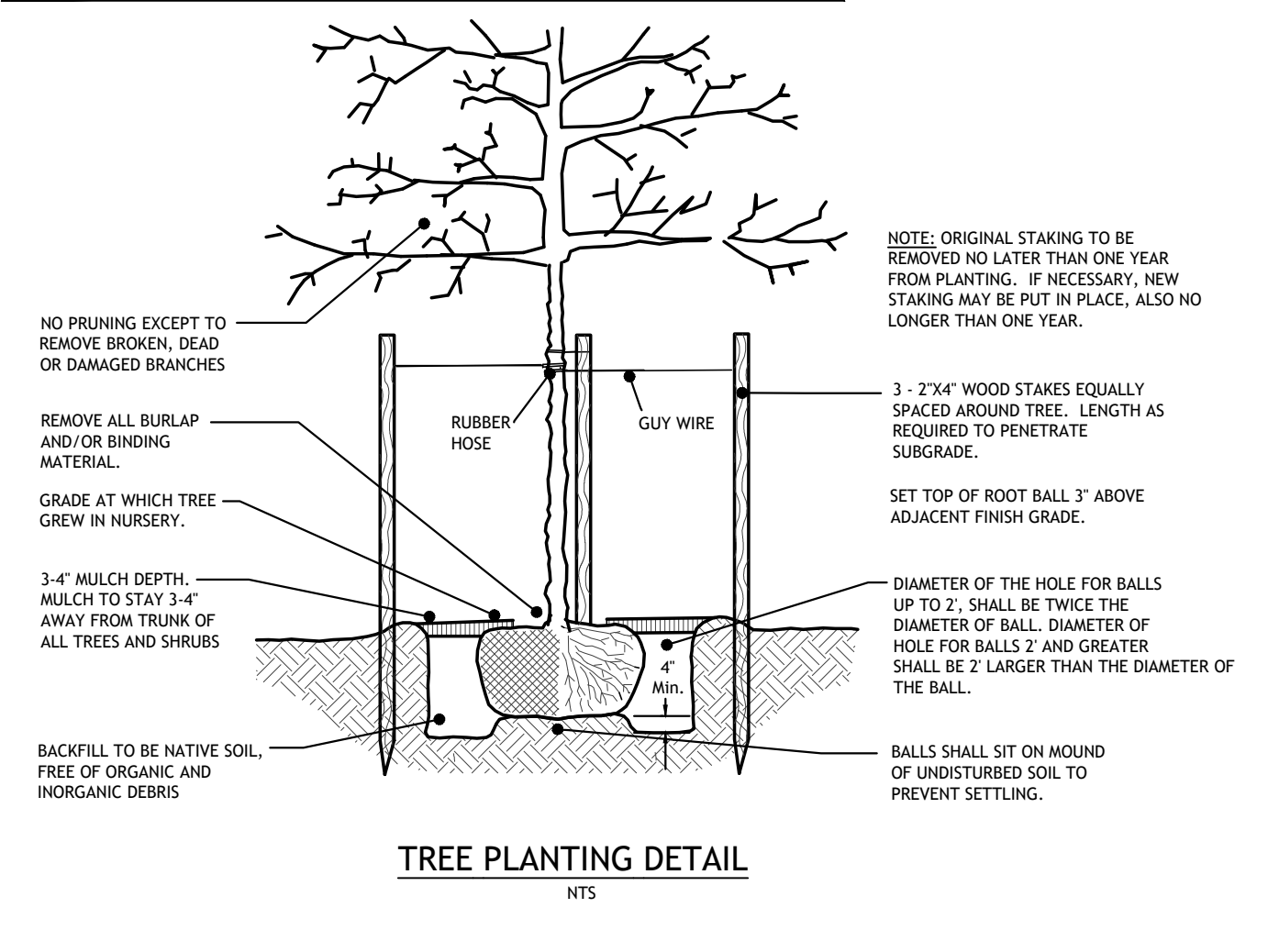
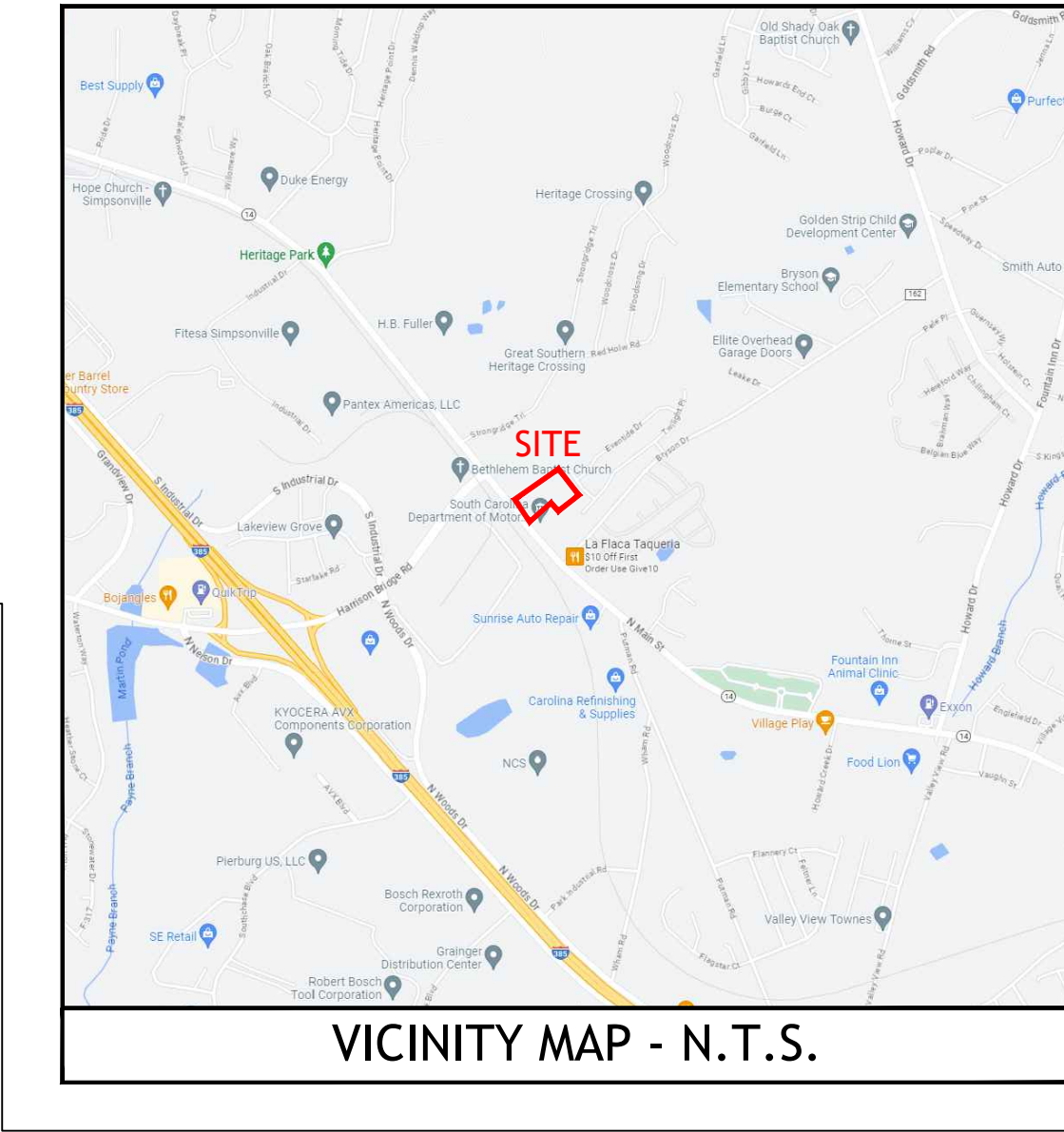
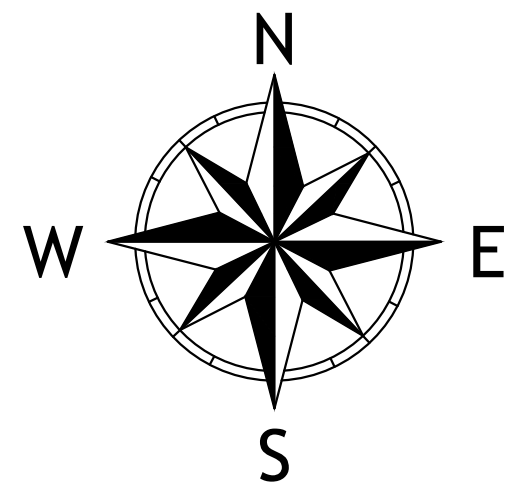
CONTACT:

MICHAEL S. PERDUE, PLS

EMAIL:

MPERDUE@MSPSURVEYING.COM

REVISED DEVELOPMENT PLAN



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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www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:

SC C04212 - GA PEO005865

NC P0868 - AL CA4065E

SOUTH CAROLINA

BLUEWATER CIVIL DESIGN, LLC

No. C04212

05/28/2024

PAUL J. HARRISON

SOUTH CAROLINA

PROFESSIONAL ENGINEER

No. 24224

05/28/2024

PAUL J. HARRISON

STOWE Storage Facility

Storage & Commercial Retail

N Main St

City of Fountain Inn, SC

PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	05/14/2024	Issued for Review

LANDSCAPE PLAN

LS-1

Summary of Changes:

- LS-1: Added landscaping between SCDMV and commercial building.
- PDP-1: Added “outdoor seating area” for retail stores near the entrance.
- SOI updated to be more commercial focused as recommended by city council and staff.
- Page 6 of SOI: provided flexibility to number of tenants for the commercial building.
- Page 7 of SOI: provided updated renderings for commercial and storage buildings that show the

following:

- New color palette
- Matched color palette between retail and storage.
- Outdoor seating area
- Additional landscaping
- Scale of storage building behind the commercial building
- Additional windows to the corner of the storage building for a more uniform look.
- Appendix F updated with new building elevations and material legend