



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, July 25, 2024 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Minutes from the May 23, 2024 meeting
3. Public Hearing(s)
 - a. SP-2024-04
Request: Final Development Plan Approval
Tax Map: 0344000300100, 0344000300600, 0344000300101
Location: 300 Fairview Street
 - b. AXZ-2024-04
Request: Annex and Rezone to PD
Tax Map: 0930000091, 0930000008
Location: Durbin & Jones Roads
 - c. AXZ-2024-05
Request: Annex and Rezone to C-2
Tax Map: 0349000100310
Location: 101 Milacron Drive
4. Adjourn

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

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

Minutes

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, May 23, 2024 – 6:00PM

1. Call to Order

Chairperson Stoddard calls the meeting to order at 6:00PM. Chairperson Stoddard, Commissioner McCraw, Commissioner Flint, Commissioner DeRobersts, Commissioner Pease, and Commissioner Ellisor are all present. Quorum is established.

2. Approval of Minutes

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

3. Public Hearings

- a. SP-2024-02

Request: Preliminary Plan Approval

Tax Map: 0562020100201

Location: Parsons Road

Staff presented the case. Alex Converse with Grey Engineering elaborated on the project specifics and addressed commissioner inquiries effectively, giving more understanding of the proposal.

Commissioner Pease expressed his opinions in response to Mr. Converse's comments, particularly concerns about traffic matters. In response, Converse provided traffic scenarios to address these concerns.

Chairperson Stoddard opens for the floor for public comment.

Chairperson Stoddard reads comments made by a resident, Ashley Riddle, who could not attend the meeting.

Brian Kent with Stanley Martin Homes talks more on traffic, built in 6 phases over 5 years. Mr. Flint and Mr. Kent discuss further.

Staff recommends approval for the request.

Commissioner DeRoberts made a motion to approve SP-2024-02. Commissioner McCraw seconded that motion.

The motion carried 3-3.

b. SP-2024-03

Request: Approval of Road Name

Tax Map: 0553010000100

Location: Hunter Road

Staff presented the case. Kayla Joiner on behalf of Seman Whiteside Engineering explains how road names were not included, so they came back to present road names.

Chairperson Stoddard opened the floor for public comment. No public comment.

Staff recommended approval.

Commissioner DeRoberts made a motion to approve SP-2024-03. Commissioner DeRoberts seconded. The motion carried 6-0.

4. Adjourn

Commissioner Pease made a motion to adjourn at 6:24PM. Commissioner Ellisor seconded. The motion carried unanimously.



AGENDA ITEM

July 25, 2024

To: Planning Commission
From: Zoning Administrator, Dean Miller
Subject: SP-2024-04, Mill View Village, Final Development Plan
Meeting Date: July 25, 2024
Type of Agenda Item: Final Development Plan for Townhomes
Attachments: Aerial Map
Zoning Map
Approved Concept Plan
Approved Statement of Intent
Proposed Final Development Plan

OWNER(S): Sor LP LLC
AUTHORIZED REP(S): Seth Henry, Blackstock Development
LOCATION: Tax Map # 0344000300100, 0344000300600, 0344000300101
CURRENT ZONING: PD, Planned Development
SIZE OF PROPERTY: 6.28 Acres

REQUEST

Pursuant to Appendix B Section 3.1 of the City of Fountain Inn Land Development Regulations, the City of Fountain Inn has received a Final Development Plan for Mill View Village Townhomes, formally known as Fairview and Parsons. The applicant is seeking review and approval of the Final Development Plan for Mill View Village.

LOCATION & PROJECT DESCRIPTION

The Mill View Village Townhome Development is located at Fairview Street and Fowler Street. It is approximately 6.28 acres and will be developed as Multi-Family Residential. The site will consist of 37 single family attached units with a density of 5.89 units per acre.

STATEMENT OF INTENT & CONCEPT PLAN

On Thursday February 22, 2024 the City of Fountain Inn recommended approval of the Preliminary Plan for Fountain Inn Townhomes based on the Statement of Intent and Concept Plan. On April 11, 2024, The City of Fountain Inn City Council approved a rezoning of the site to PD, Planned Development.

ZONING DISTRICT

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

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

PLANNED DEVELOPMENT EVALUATION CRITERIA

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

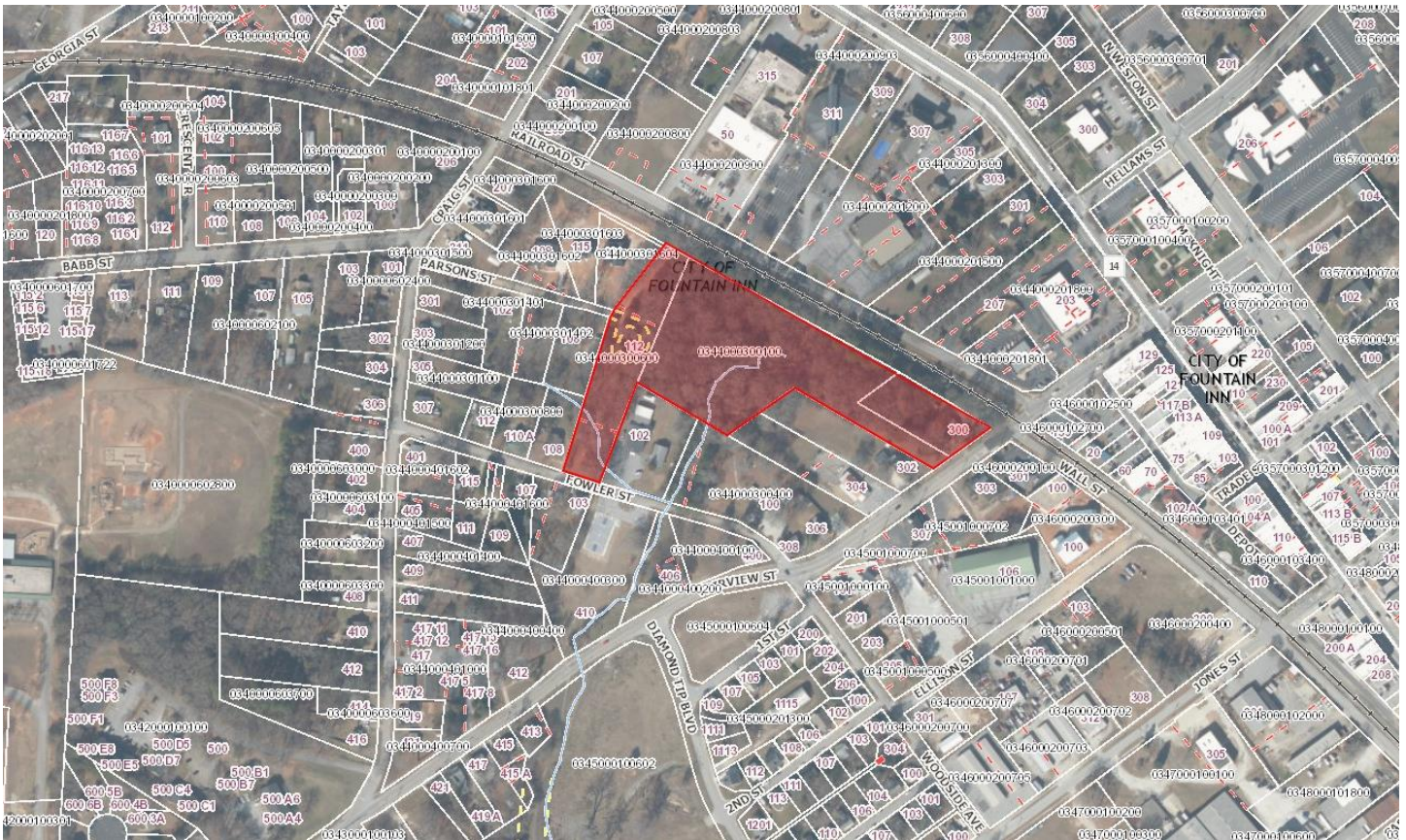
- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the neighborhood.
- D. That the design be such that additional traffic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

STAFF COMMENTS

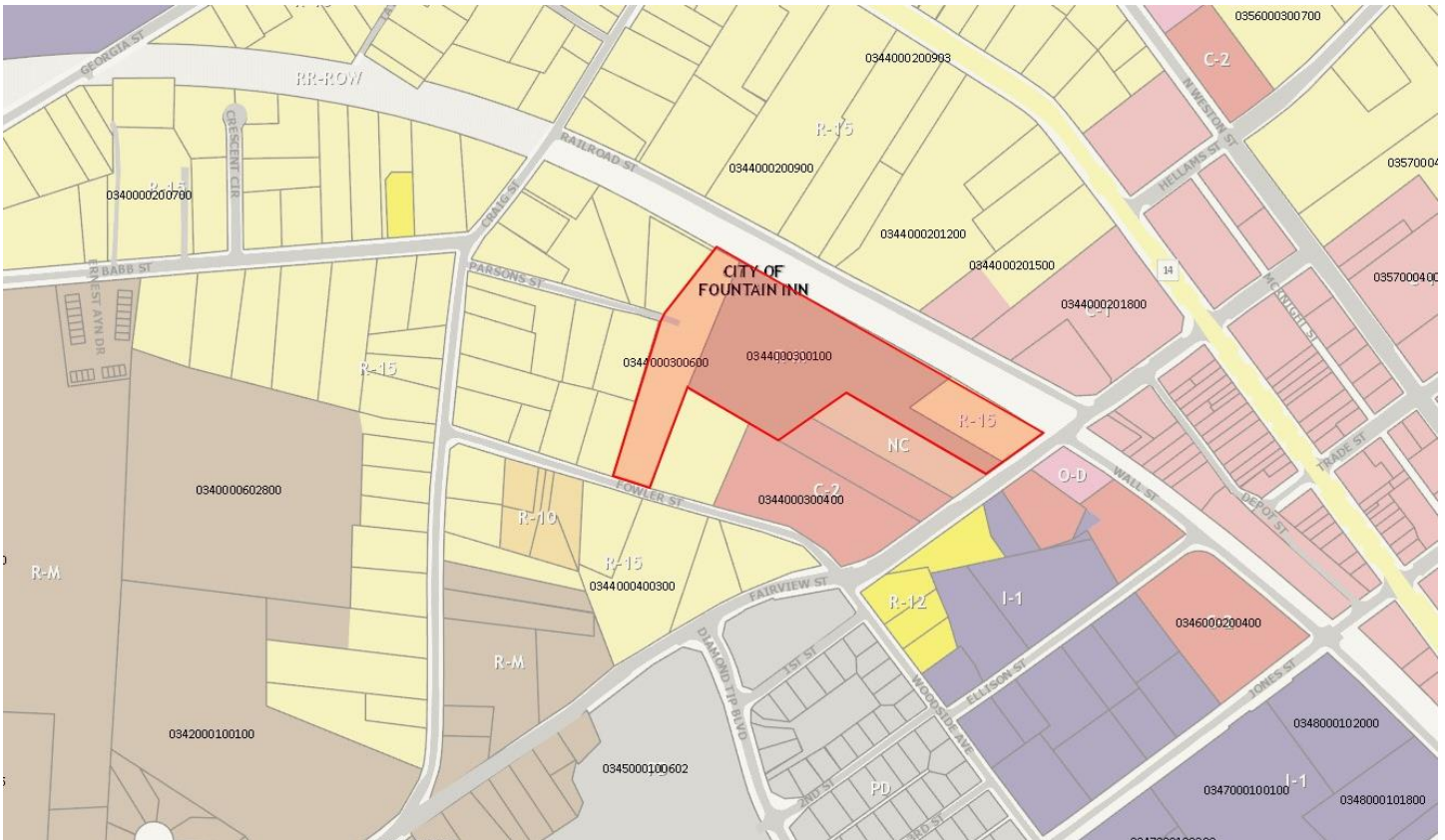
Staff has reviewed this proposed Final Development Plan for compliance with requirements specified in the Fountain Inn Land Development Regulations, Zoning Ordinance and approved Statement of Intent. Staff finds this design is in compliance with these documents.

RECOMMENDED MOTION: I move that the Planning Commission approve the Final Development Plan for Mill View Village, SP-2024-04.

AERIAL MAP



ZONING MAP



FAIRVIEW AND PARSONS - PD PROPOSAL

CITY OF FOUNTAIN INN

TMS# 0344000300100, 0344000300600, 0344000300101, 0345001000900, 0345001000702, 0345001000700

LOCATION MAP



COMMENTS + REVISIONS OVERVIEW - INCLUDED IN THE 04.05.2024 RESUBMITTAL

- CLARIFICATION ON PRICE POINT OF PROPOSED PRODUCT.**
Per the developer, these townhomes will be listed in the upper \$300's to low \$400's due to the materials used and higher site development costs due to topography and wetlands present.
- REQUEST FOR ADDITIONAL DETAILS ON THE PROPOSED VIEW FROM FAIRVIEW STREET AND WAYS TO ORIENT THE TOWNHOMES FOR BETTER VIEWS FROM THE STREET.**
Due to the narrow entry to the site from Fairview Street, the townhomes are unable to be rotated facing out. However, the building and parking are set back a minimum of 30' from the street, giving space for a decorative entry sign along with ornamental plantings to both screen the parking and building edge from street view and provide a favorable view into the development.
- REQUEST FOR ADDITIONAL DETAILS CONCERNING THE VIEW FROM MAIN STREET AND SCREENING FROM THE RAILROAD.**
A 25' buffer has been maintained between the back of lots and the edge of property facing the railroad. Existing vegetation will be preserved to the extent possible in this area and additional buffer plantings will be replaced as needed to provide an evergreen screen from the back of units looking toward Main Street.
- REQUEST FOR ADDITIONAL DETAILS REGARDING PROPOSED FACADE MATERIALS AND HOW THE DEVELOPMENT WILL TIE IN WITH THE EXISTING AREA CHARACTER.**
The intent of the development is to complement and extend the area character of Main Street and the surrounding Mill Village. A traditional mix of brick and hardiplank will be used with the exclusion of vinyl siding. The language in the accompanying SOI has been updated to reflect this material choice.
- REQUEST FOR CONFIRMATION FROM FIRE MARSHALL ON EMERGENCY ACCESS AND SAFETY PLAN FOR THE DEVELOPMENT.**
Seamon Whiteside has worked extensively with the Fountain Inn Fire Marshall (Phil Challinor) to ensure the development meets all safety and fire access criteria. Due to the short run of roadway and low density of the development, the Fire Department has signed off on the single access to the development and the proposed fire turnaround. All hydrant placement will be planned to meet the department criteria as well.
- REQUEST FOR ADDITIONAL DETAILS REGARDING TRAIL MATERIALS AND ACCESS WITHIN THE DEVELOPMENT.**
The proposed trail through the development is in an area where existing tree and wetland preservation are of importance. Due to proximity to these natural resources, the trail will utilize natural surfacing (mulch or crushed stone) and have small path lights along the edges. This is to avoid further disturbance to the site while providing an outdoor amenity for the community to enjoy.
- REQUEST FOR ADDITIONAL DETAILS REGARDING GUEST PARKING AND RESIDENT PARKING WITHIN THE DEVELOPMENT.**
Each unit will provide (1) one garage parking space and (1) driveway parking space. In addition to the two parking spaces provided per residence, there are 15 provided on-street guest parking spaces at the entry to the development. These will be appropriately screened with plant material to provide favorable views from the street and neighboring properties.

GENERAL NOTES

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

PROJECT CONTACTS

DEVELOPER:
BLACKSTOCK DEVELOPMENT
39 ROWLEY STREET, UNIT 105
GREENVILLE, SC 29601
CONTACT: SETH HENRY
PHONE: 864-467-4409

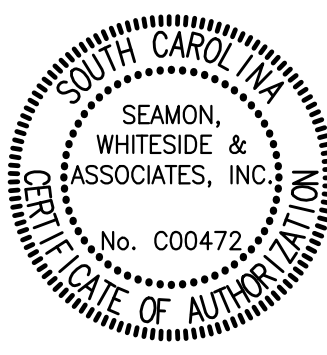
CIVIL ENGINEER & LANDSCAPE ARCHITECT:
SEAMON WHITESIDE & ASSOCIATES, INC.
JUDSON MILLS BUILDING 6000, SUITE 6060
701 EASLEY BRIDGE RD
GREENVILLE, SC 29611
CONTACT: PAUL TALBERT
PHONE: (904) 885-0188

SOURCES:
ATLAS TOPOGRAPHIC SURVEY
570 BROOKSHIRE ROAD - UNIT D
GREER, SC 29651

S&ME ENVIRONMENTAL SURVEY
48 BRROKFIELD OAKS DR. - SUITE F
GREENVILLE, SC 29607



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



FAIRVIEW AND PARSONS
BLACKSTOCK DEVELOPMENT
FOUNTAIN INN, SOUTH CAROLINA

SW+ PROJECT: 10447
DATE: 04/05/2024
DRAWN BY: CD/KJ
CHECKED BY: CD/NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY
DEVELOPMENT
PLAN
COVER SHEET
(1 OF 4)

04.05.2024

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

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

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FILED: 4/7/2024 10:35 AM BY: kjojo - jkjo - 101447 (CAD) FILED: 5/16/24 12:21 PM FOR SEAMON, WHITESIDE & ASSOCIATES, INC. 101447 (CAD) FILED: 5/16/24 12:21 PM FOR SEAMON, WHITESIDE & ASSOCIATES, INC. 101447 (CAD)

1.0 | OVERALL PD PROPOSAL

PD PROPOSAL | OVERVIEW

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

TOTAL ACREAGE: 7.31 ACRES

TOTAL LOTS: 37 TOWNHOUSE LOTS

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

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

INTERNAL LOTS SETBACKS:

FRONT: 20'

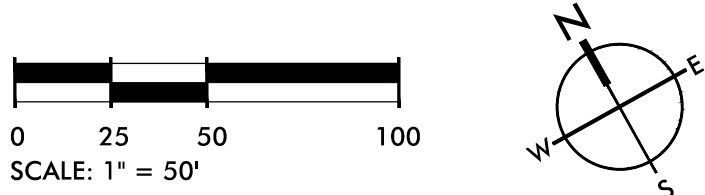
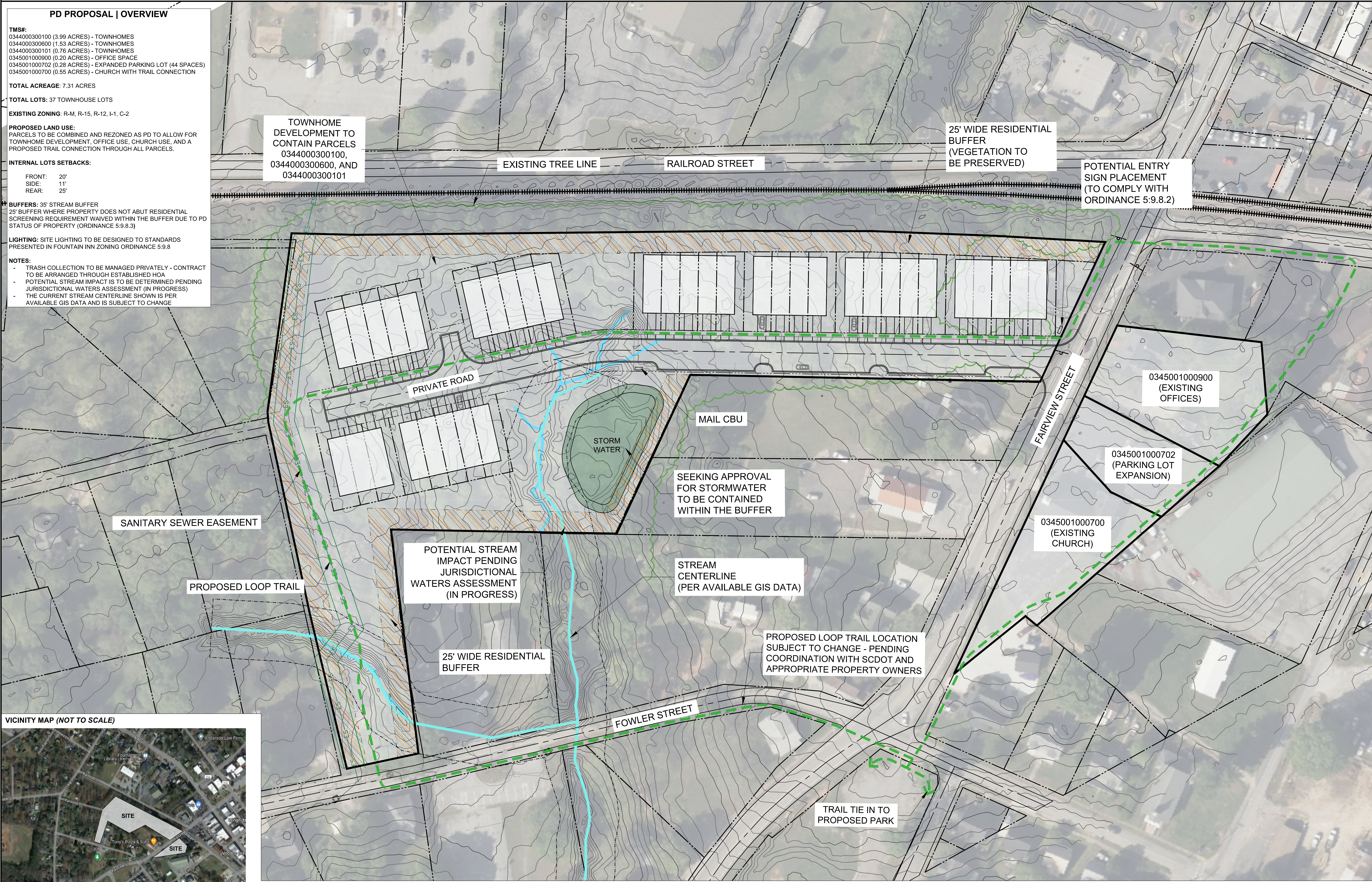
SIDE: 11'

REAR: 25'

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

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

NOTES:
- TRASH COLLECTION TO BE MANAGED PRIVATELY - CONTRACT TO BE ARRANGED THROUGH ESTABLISHED HOA
- POTENTIAL STREAM IMPACT IS TO BE DETERMINED PENDING JURISDICTIONAL WATERS ASSESSMENT (IN PROGRESS)
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MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
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FAIRVIEW AND PARSONS
BLACKSTOCK DEVELOPMENT
FOUNTAIN INN, SOUTH CAROLINA

SW+ PROJECT: 10447
DATE: 04/05/2024
DRAWN BY: CD/KJ
CHECKED BY: CD/NM

REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY DEVELOPMENT PLAN
1.0
(2 OF 4)
04.05.2024

1.1 | DETAILED TOWNHOME DEVELOPMENT EXHIBIT

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PARKING TABLE			
USE	UNITS/SF	PARKING RATIO	SPACES PROVIDED
SINGLE-FAMILY ATTACHED (TOWNHOMES)			
37 UNITS	2 SPACES/UNIT		74
	ADDTL. GUEST PARKING		15
TOTAL WITHIN TOWNHOME DEVELOPMENT:			89
EXISTING OFFICES			
~2,500 SF	2 SPACES/1000 SF		5
TOTAL WITHIN EXISTING OFFICES:			5
EXISTING CHURCH			
N/A	1 SPACE/4 SEATS		30
TOTAL WITHIN EXISTING CHURCH:			30
PARKING LOT EXPANSION			
N/A	44 PLANNED SPACES		44
TOTAL PLANNED WITH EXPANSION:			44
TOTAL PARKING PROVIDED THROUGHOUT PD:			168

SITE DATA

TMS#:
0344000300100 (3.99 ACRES)
0344000300600 (1.53 ACRES)
0344000300101 (0.76 ACRES)

USE TYPE: SINGLE-FAMILY ATTACHED TOWNHOME DEVELOPMENT

ACREAGE: 6.28 ACRES

TOTAL LOTS: 37 TOWNHOUSE LOTS

DENSITY: 5.89 LOTS/ACRE

PARKING: 2 SPACES/LOT PROVIDED (1 SURFACE PARKING IN DRIVEWAY AND 1 GARAGE PARKING) WITH 15 ADDITIONAL ON-STREET GUEST PARKING SPACES (89 TOTAL SPACES)

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

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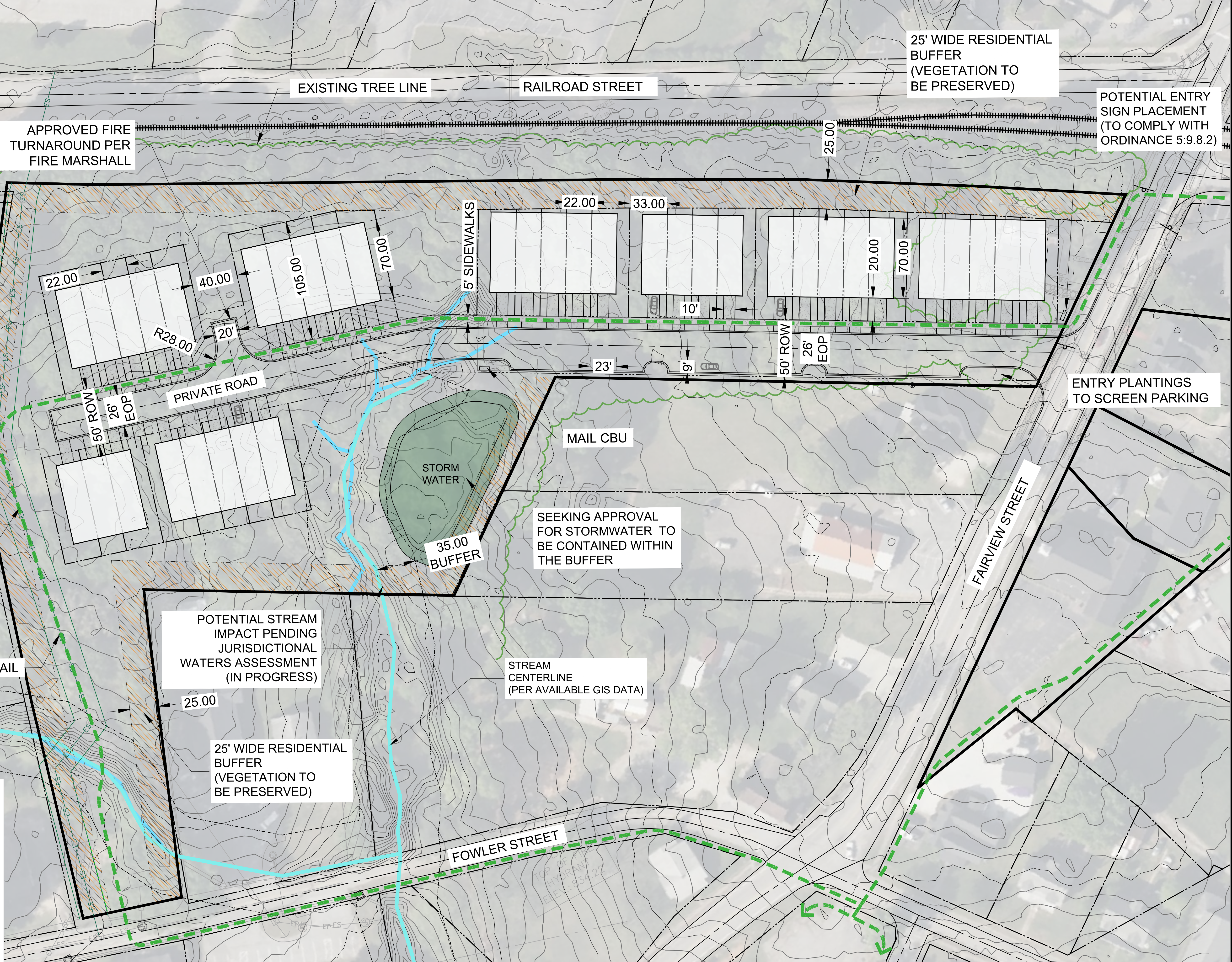
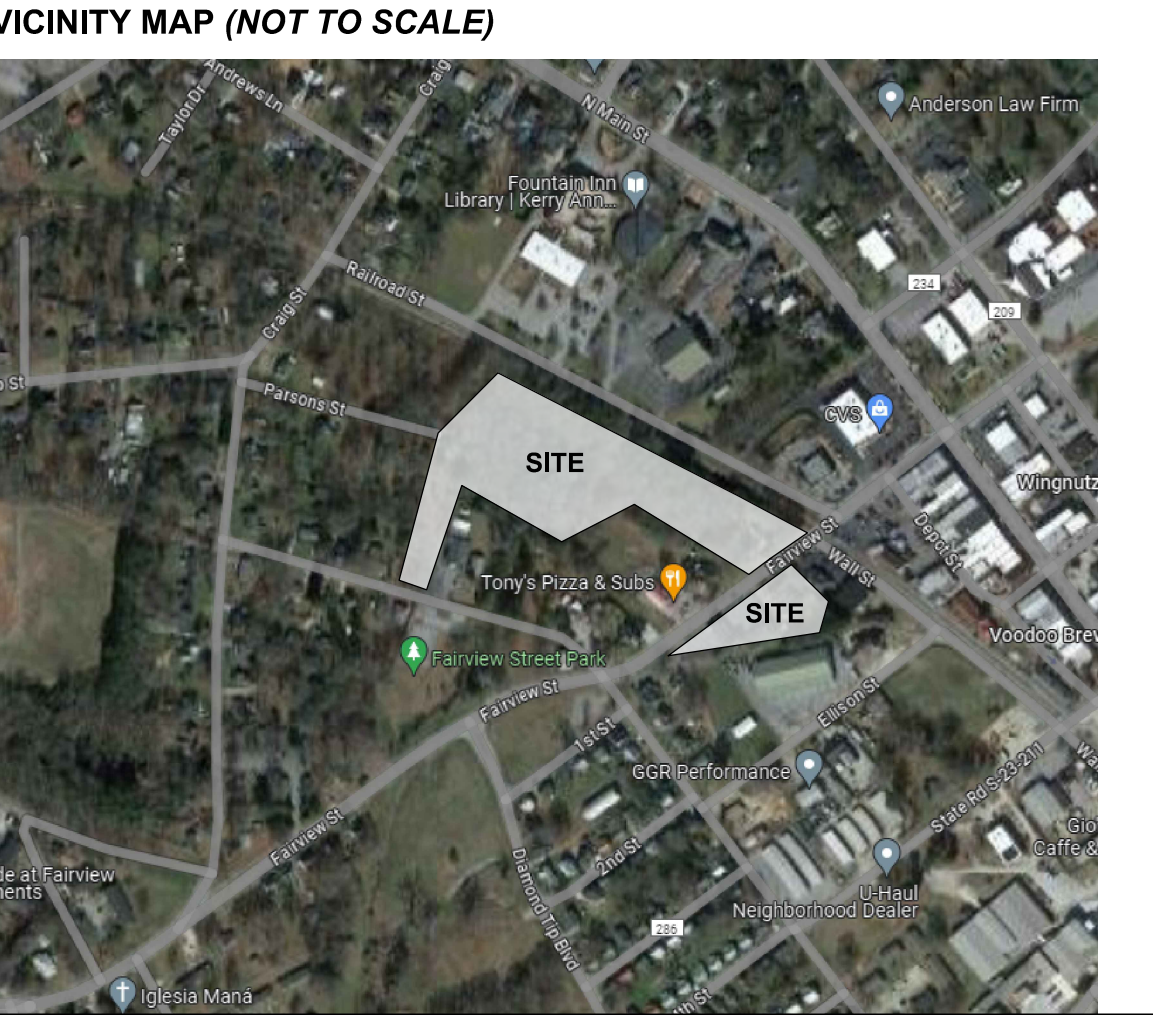
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FOUNTAIN INN, SOUTH CAROLINA

SW+ PROJECT: 10447
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DRAWN BY: CD/KJ
CHECKED BY: CD/NM

REVISION HISTORY	

PRELIMINARY DEVELOPMENT PLAN
1.1
(3 OF 4)
04.05.2024

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1.2 | NATURAL RESOURCES INVENTORY

NATURAL RESOURCES INVENTORY

WOODED AREA (5.32 ACRES)

85% OF TOTAL SITE AREA

STREAM BUFFER AREA (0.64 ACRES)

10% OF TOTAL SITE AREA

SITE DATA

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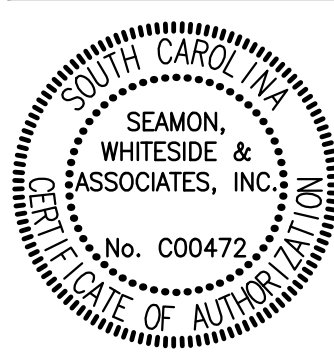
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FAIRVIEW AND PARSONS
BLACKSTOCK DEVELOPMENT
FOUNTAIN INN, SOUTH CAROLINA

SW+ PROJECT: 10447
DATE: 04/05/2024
DRAWN BY: CD/KJ
CHECKED BY: CD/NM

REVISION HISTORY	

NATURAL RESOURCES INVENTORY
1.2
(4 OF 4)
04.05.2024

FOUNTAIN INN TOWNHOMES - PLANNED DEVELOPMENT

STATEMENT OF INTENT

April 5, 2024

INTRODUCTION

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

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

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

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

B. A statement setting forth the proposed development schedule.

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

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

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

Additionally, we will be providing amenities such as a green space and public trail system and a

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

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

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

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

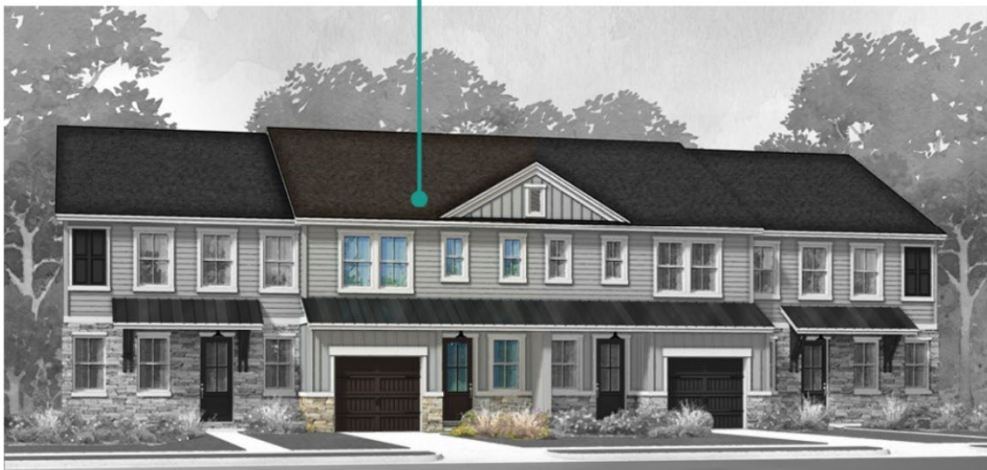
E. A statement describing or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.

The development will include 37 +/- townhomes with a vehicle access point from Fairview St. and a pedestrian access point through Fowler St. Public utilities and stormwater infrastructure will be included on-site. The floor plans will range between 3-4 bedrooms with 2.5 baths, providing a desirable size for individuals or families. The units will have a traditional architecture with clean, modern features and be grouped as blocks of 3, 4, 5, or 6. Townhouses will incorporate a one car garage in addition to surface/driveway parking to accommodate 1 vehicle which ultimately provides a total of 2 spaces per unit. Materials for the proposed townhouses may include hardiplank siding, brick, stone and/or wood. Vinyl materials will not be used. Exhibit 1.0 below provides an example of the style of architecture and type of floorplans that will be offered in this community. *(Note that architecture and floorplans are subject to change through the development process.)*

Osprey II

EXTERIOR ELEVATIONS

EXHIBIT 1.0



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

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

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

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

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

A 5' wide concrete sidewalk is proposed along the internal road to provide access to the mail kiosk unit. This sidewalk will also be contained as part of the proposed trail system. The trails accessing the wooded portion of the development will be surfaced with natural materials (mulch or crushed stone) in order to avoid further disturbance to the significant trees and wetland areas on site.

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

PLANNED USE DESCRIPTIONS

☐ 1 | SINGLE-FAMILY TOWNHOME COMMUNITY

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

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

☐ 2 | OFFICE SPACE

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



□ 3 | PARKING LOT EXPANSION

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

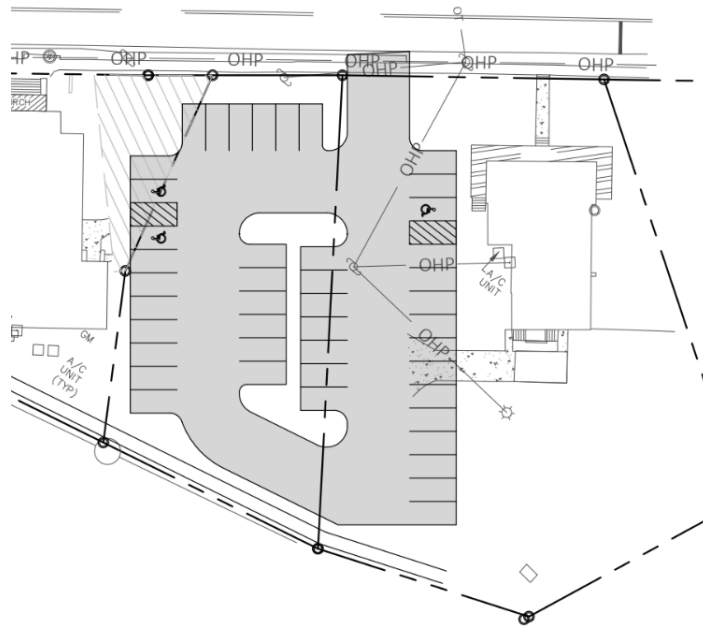


EXHIBIT 2.0

□ 4 | EXISTING CHURCH

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

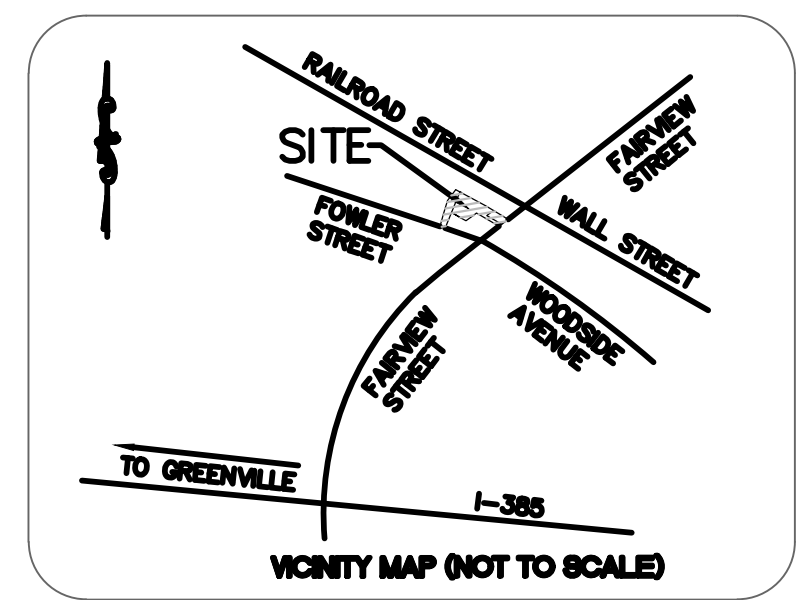


EXHIBIT 3.0



Line Table		
Line #	Length	Direction
L1	87.71	N72°58'24"W
L3	231.29	N16°52'01"E
L6	75.66	S59°35'08"E
L7	468.15	S61°28'47"E
L8	152.83	S60°49'24"E
L9	148.80	S58°43'25"E
L10	129.82	S57°39'50"E
L11	129.98	S54°06'13"W
L12	54.73	S54°03'46"W
L13	419.43	N59°48'00"W
L14	104.79	S53°57'26"W
L17	174.90	N59°50'44"W
L18	270.55	S22°06'17"W
L19	279.99	N59°44'52"W
L20	137.34	N53°25'30"E
L21	356.01	N22°04'03"E
L22(TIE)	104.86	S54°01'53"W
L23(TIE)	19.07	N47°53'06"E
L24(TIE)	173.53	S72°16'41"E

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD
ZONE "X"
(AREAS OF MINIMAL FLOOD HAZARD);
PER NFIP FIRM COMMUNITY
PANEL NO. 45045C0504E
EFFECTIVE DATE: 8-18-2014.

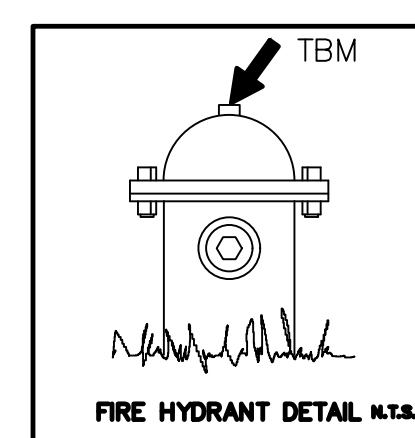


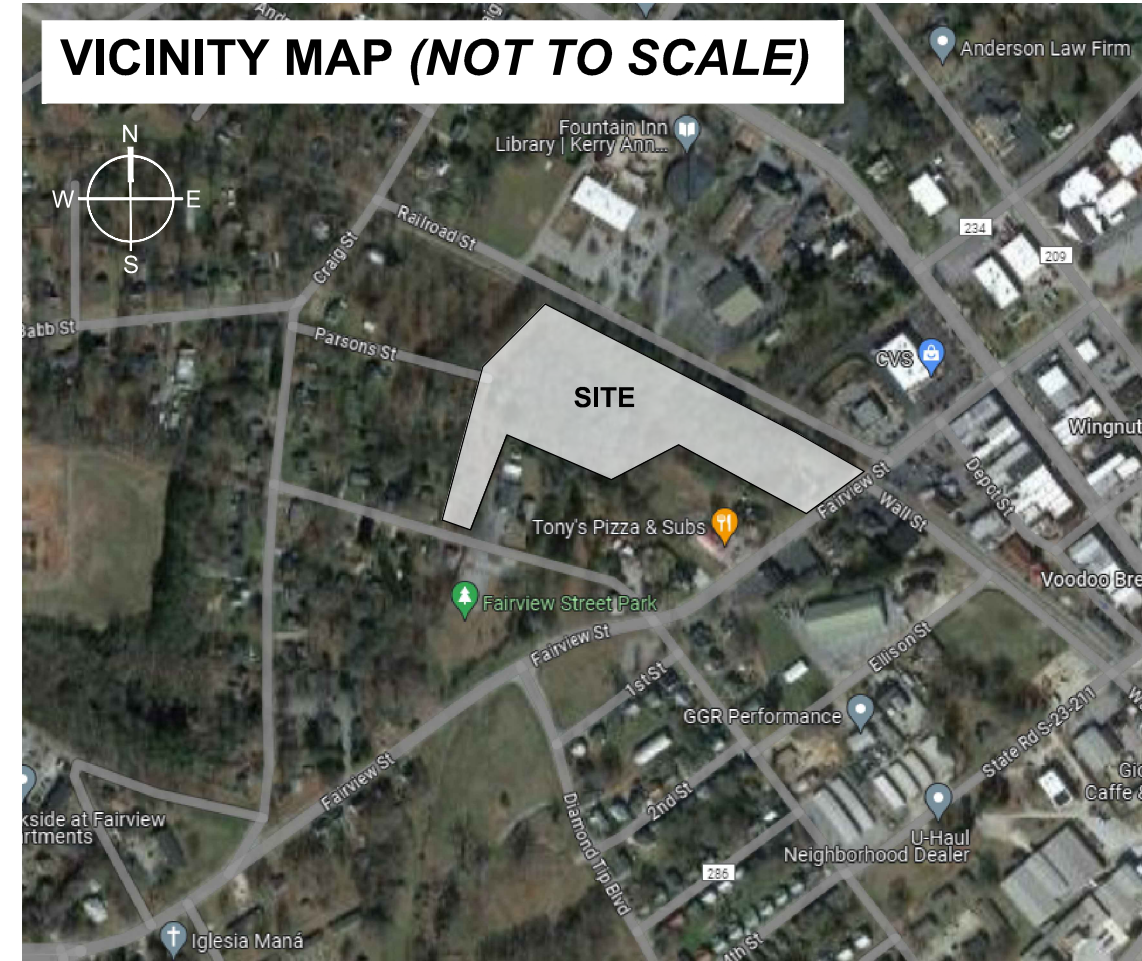
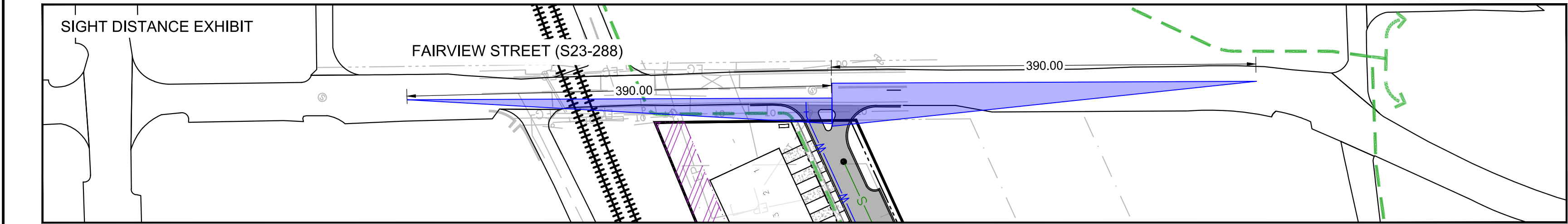
POSSIBLE PROJECTIONS:
SHED PROJECTS OVER
PROPERTY LINE. SEE DRAWING

TOTAL LAND AREA:
276,751 SQ.FT.
6.353 ACRES



SITE ADDRESS:
112 PARSONS ST., 202 AND 300 FAIRVIEW ST.
FOUNTAIN INN, SC 29644





OWNER
SOR LP, LLC
1124 PARK WEST BLVD - SUITE 101
MOUNT PLEASANT, SC 29466

DEVELOPER
BLACKSTOCK DEVELOPMENT
39 ROWLEY STREET, UNIT 105
GREENVILLE, SC 29601
CONTACT: SETH HENRY

SURVEYOR
FREEMAN & ASSOCIATES, INC.
323 WEST STONE AVE
GREENVILLE, SC 29609

ENGINEER
PAUL TALBERT, PE
SEAMON WHITESIDE & ASSOCIATES, INC.
JUDSON MILLS BUILDING 6000
701 EASLEY BRIDGE RD, SUITE 6060
GREENVILLE, SC 29611

POWER PROVIDER
DUKE ENERGY

SEWER PROVIDER
CITY OF FOUNTAIN INN
SANITARY SEWER DISTRICT

WATER PROVIDER
GREENVILLE WATER
407 W. BROAD STREET
GREENVILLE, SC 29681

GAS PROVIDER
UNKNOWN

MILL VIEW VILLAGE | TOWNHOMES

SITE AREA
TOTAL AREA: ± 6.28 ACRES

TMS NUMBER(S)
0344000300100 (3.99 ACRES)
0344000300600 (1.53 ACRES)
0344000300101 (0.76 ACRES)

EXISTING ZONING
CITY OF FOUNTAIN INN - PD ADOPTED MARCH 2024

BUILDING SETBACKS
FRONT: 10' (FROM INTERNAL ROW)
REAR: 25' (FROM EXTERIOR PROPERTY LINE)
SIDE: 11' (MIN. 22' BUILDING SEPARATION)

EXTERNAL SETBACKS
RAILROAD STREET: 25' EXTERIOR BUFFER
FAIRVIEW STREET: 25' BUILDING SETBACK FROM ROW

PROPOSED PUBLIC ROAD LENGTH
± 935 LINEAR FEET = 0.18 MILES

DEVELOPMENT SUMMARY
TYPE OF DEVELOPMENT: TOWNHOMES ATTACHED
TOTAL PROPOSED UNITS: 37
TOTAL PROPOSED BUILDINGS: 8
BLOCK SIZE: 3.4, OR 5
TOTAL DENSITY: 5.89 UNITS / ACRE
TYPICAL LOT SIZE: 20' X 105' (2,310 SF)

PD SUMMARY

TMS#:
0344000300100 (3.99 ACRES) - TOWNHOMES - 37 UNITS
0344000300600 (1.53 ACRES) - TOWNHOMES - 37 UNITS
0344000300101 (0.76 ACRES) - TOWNHOMES - 37 UNITS
0345001000900 (0.20 ACRES) - EXISTING OFFICE SPACE
0345001000702 (0.28 ACRES) - EXPANDED PARKING LOT (44 SPACES)
0345001000700 (0.55 ACRES) - EXISTING CHURCH WITH TRAIL CONNECTION

TYPICAL BUILDING + LOT DIMENSIONS

• BUILDING HEIGHT LESS THAN 35' (3 FLOORS)
• BUILDING INFORMATION IS PRELIMINARY AND PROVIDED AS AN EXAMPLE. SUBJECT TO CHANGE.

(DEVELOPMENT IS PART OF A PD CONTAINING SIX (6) PARCELS IN TOTAL - EXISTING STRUCTURES COUNTED IN SQUARE FOOTAGE TOTALS BELONG TO THE EXISTING CHURCH AND OFFICES THAT ARE TO REMAIN AS SUMMARIZED ABOVE)

Residential	Entire Development	This Plan	Cumulative
Permitted Density	5.89 units/acre	5.89 units/acre	5.89 units/acre
Gross Acres	7.31 AC	6.28 AC	7.31 AC
Units Allowed	43	37	43
Units Proposed	37	37	37

Non-Residential	Entire Development	This Plan	Cumulative
Gross Acres	7.31 AC	6.28 AC	7.31 AC
Number of Buildings	40	37	40
Gross Square Feet	7,050 SF (existing bldgs)	56,980 SF (footprint size)	64,030 SF

LEGEND

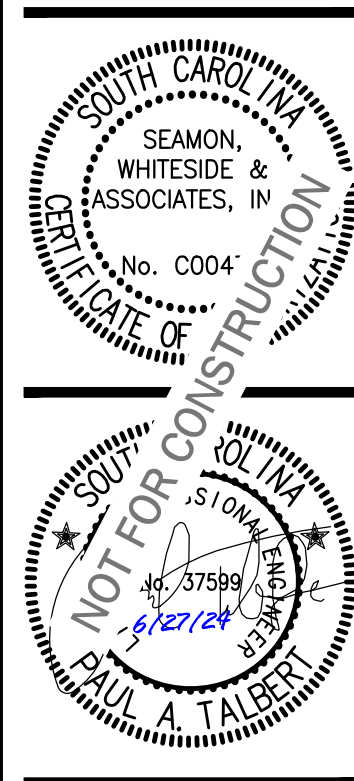
- WETLANDS
- STORMWATER POND
- CREEK CENTERLINE
- 25' VEGETATIVE BUFFER
- WALKING TRAILS
- DRIVABLE MAINTENANCE ACCESS
- ASPHALT
- WETLAND/STREAM IMPACT AREA

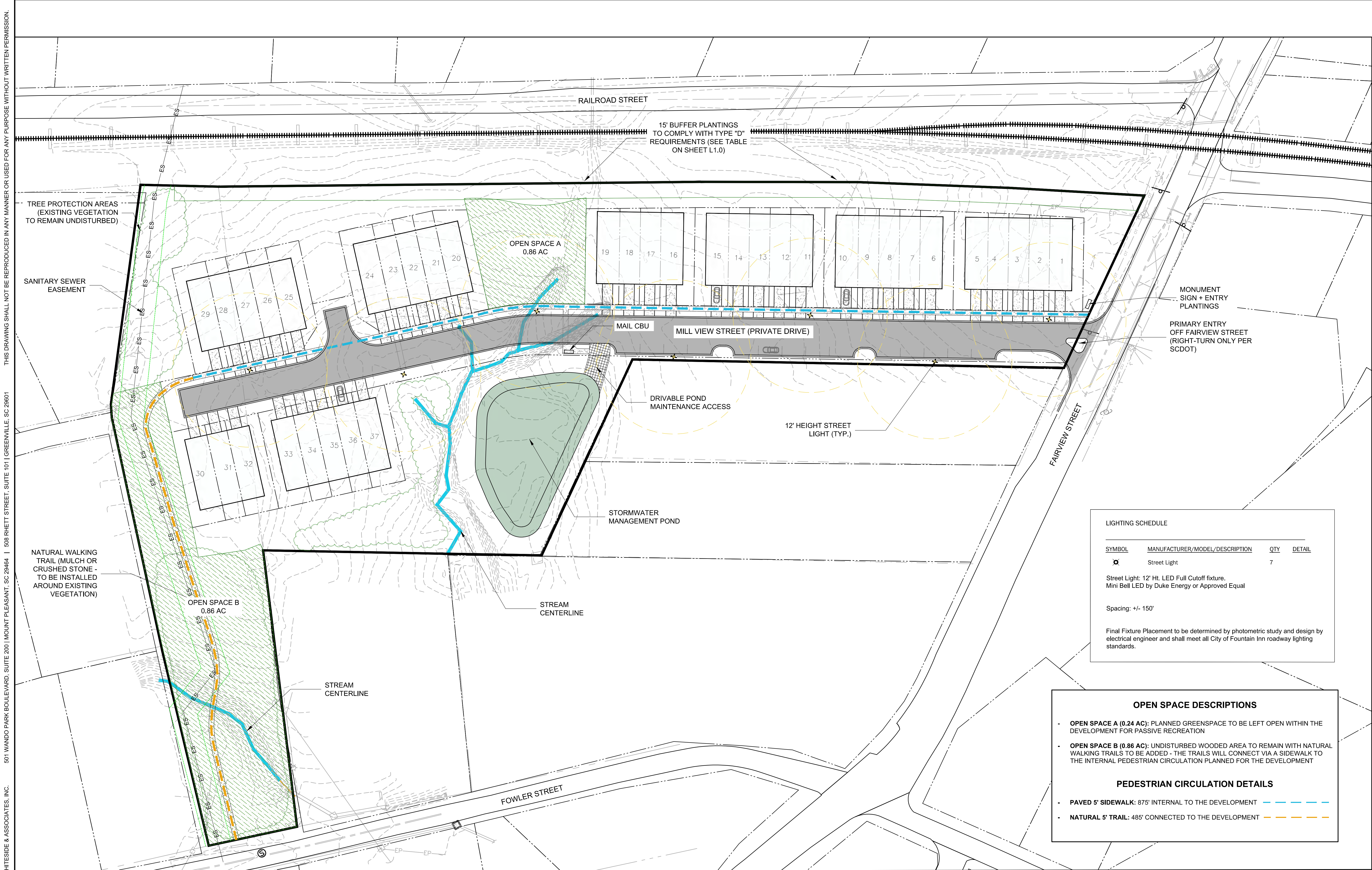
NOTES

- STORMWATER MANAGEMENT POND AREA IS NOT INCLUDED IN OPEN SPACE TOTAL.
- STORMWATER MANAGEMENT POND AREAS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
- ALL LOTS WILL HAVE A MINIMUM OF 22' OF ROAD FRONTAGE.
- ANY CORNER LOT OR DOUBLE FRONTAGE LOT MAY ONLY ACCESS ONE ADJACENT STREET.
- NEW ROADS ARE TO BE COUNTY OWNED AND MAINTAINED UPON COMPLETION OF THE DEVELOPMENT.
- FOR PROPERTY ABUTTING STREAMS, PROPERTY LINE TO FOLLOW THE STREAM CENTERLINE.
- PARKING WILL BE PROVIDED AT (2) SPACES PER DWELLING UNIT.
- EXISTING STRUCTURE(S) WILL BE DEMOLISHED OR REMOVED UNLESS OTHERWISE NOTED ON PLANS.
- LOTS MUST USE INTERNAL ROADS FOR ACCESS.
- SIGNS WILL BE PERMITTED AND APPROVED SEPARATELY.
- ENGINEERING DOCUMENTATION WILL BE REQUIRED TO VERIFY THAT THE PROPOSED PROJECT DOES NOT IMPACT THE WATERCOURSE, FLOODWAY, AND BASE FLOOD ELEVATIONS OR A CLOMP WILL BE REQUIRED. ALL PROPOSED WORK MAY REQUIRE A FLOODPLAIN PERMIT. ALL STRUCTURES MUST HAVE THE LOWEST FLOOR (INCLUDING UTILITIES) ELEVATED AT LEAST FOUR (4) FEET ABOVE THE BASE FLOOD ELEVATION.
- GREENVILLE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION AREA.
- THE ESTABLISHED HOA FOR THE DEVELOPMENT SHALL BE RESPONSIBLE FOR ALL INSPECTION AND MAINTENANCE OF THE OPEN SPACE AND STORMWATER MANAGEMENT FEATURES.

SURVEY NOTE:
BOUNDARY INFORMATION IS BASED ON THE BOUNDARY SURVEY PROVIDED BY FREELAND AND ASSOCIATES, INC. DATED NOVEMBER, 30, 2023.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 45083C0234D, EFFECTIVE 01/06/2011, THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE. THE FLOOD ZONE WILL NOT BE IMPACTED AS PART OF THIS DEVELOPMENT.

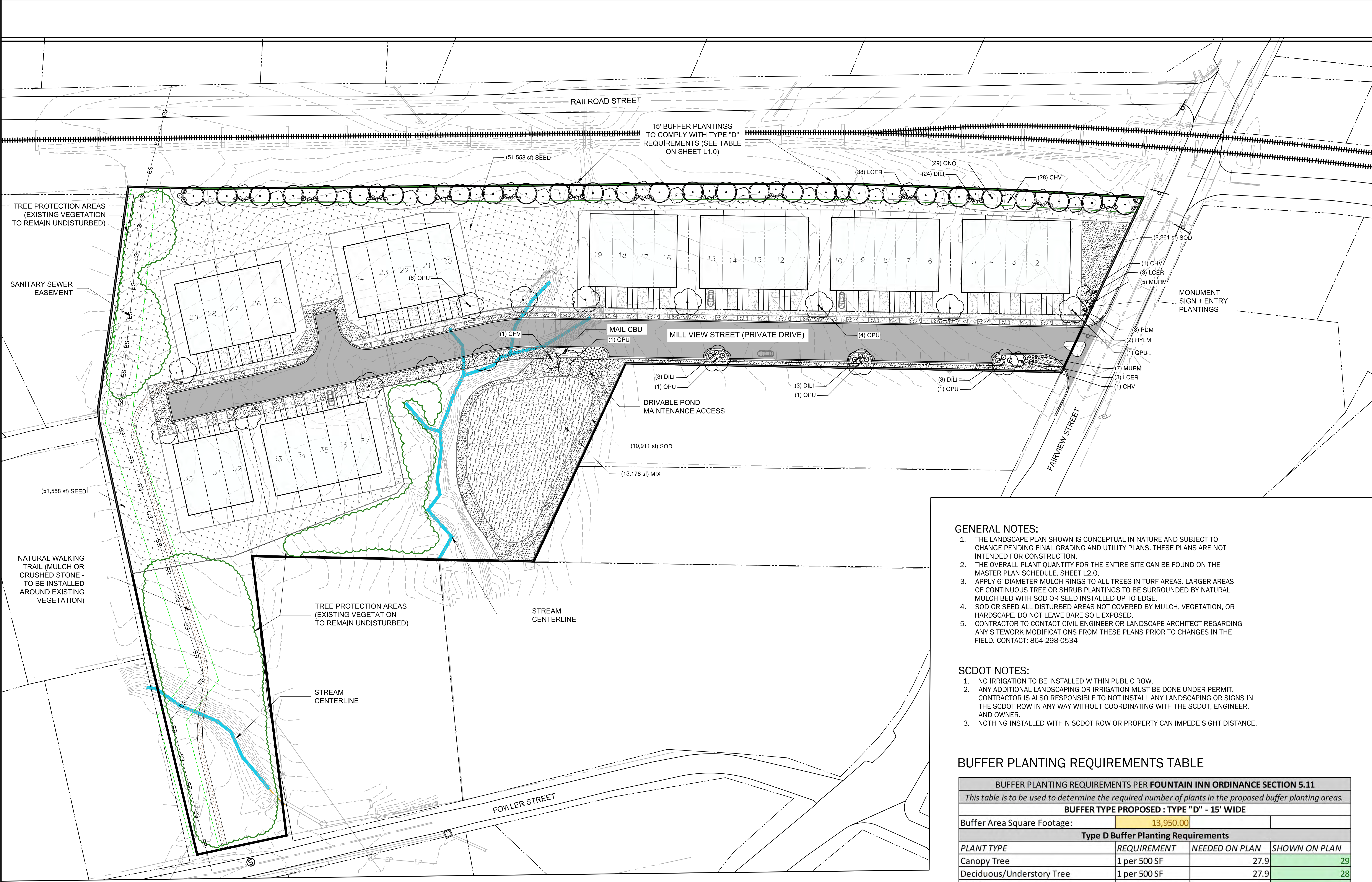




THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

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

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- GENERAL NOTES:**
1. THE LANDSCAPE PLAN SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING FINAL GRADING AND UTILITY PLANS. THESE PLANS ARE NOT INTENDED FOR CONSTRUCTION.
 2. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L2.0.
 3. APPLY 6" DIAMETER MULCH RINGS TO ALL TREES IN TURF AREAS. LARGER AREAS OF CONTINUOUS TREE OR SHRUB PLANTINGS TO BE SURROUNDED BY NATURAL MULCH BED WITH SOD OR SEED INSTALLED UP TO EDGE.
 4. SOD OR SEED ALL DISTURBED AREAS NOT COVERED BY MULCH, VEGETATION, OR HARDSCAPE. DO NOT LEAVE BARE SOIL EXPOSED.
 5. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD. CONTACT: 864-298-0534
- SCDOT NOTES:**
1. NO IRRIGATION TO BE INSTALLED WITHIN PUBLIC ROW.
 2. ANY ADDITIONAL LANDSCAPING OR IRRIGATION MUST BE DONE UNDER PERMIT. CONTRACTOR IS ALSO RESPONSIBLE TO NOT INSTALL ANY LANDSCAPING OR SIGNS IN THE SCDOT ROW IN ANY WAY WITHOUT COORDINATING WITH THE SCDOT, ENGINEER, AND OWNER.
 3. NOTHING INSTALLED WITHIN SCDOT ROW OR PROPERTY CAN IMPEDE SIGHT DISTANCE.

BUFFER PLANTING REQUIREMENTS PER FOUNTAIN INN ORDINANCE SECTION 5.11			
This table is to be used to determine the required number of plants in the proposed buffer planting areas.			
BUFFER TYPE PROPOSED : TYPE "D" - 15' WIDE			
Buffer Area Square Footage:	13,950.00		
Type D Buffer Planting Requirements			
PLANT TYPE	REQUIREMENT	NEEDED ON PLAN	SHOWN ON PLAN
Canopy Tree	1 per 500 SF	27.9	29
Deciduous/Understory Tree	1 per 500 SF	27.9	28
Shrub	1 per 225 SF	62	62

SEAMONWHITESIDE

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

SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C004
DATE OF 4/26/24

SOUTH CAROLINA
NOT FOR CONSTRUCTION
No. 37599
DATE OF 4/26/24
PAUL A. TALBERT

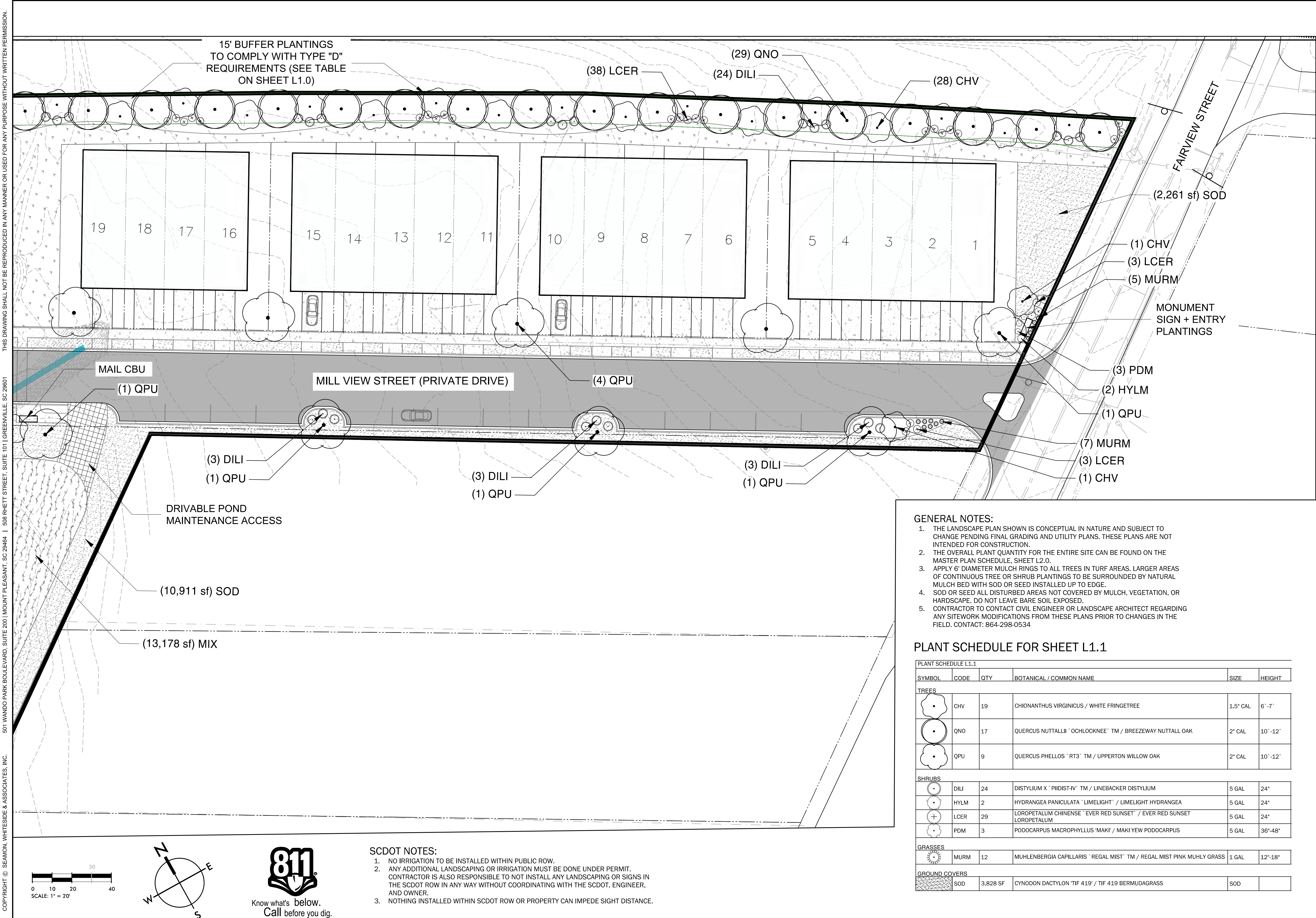
MILL VIEW VILLAGE
BLACKSTOCK DEVELOPMENT
FOUNTAIN INN, SOUTH CAROLINA

SW+ PROJECT: 10447
DATE: 06/26/2024
DRAWN BY: KJ/AD
CHECKED BY: CD/CS

REVISION HISTORY

LANDSCAPE
PLAN OVERALL

L1.0
(1 OF 4)
06.26.2024



GENERAL NOTES:

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PLANT SCHEDULE FOR SHEET L1.1

PLANT SCHEDULE L1.1					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
TREES					
	CHV	19	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	1.5" CAL	6'-7'
	QNO	17	QUERCUS NUTTALLII "OCHLOCKNEE" TM / BREEZEWAY NUTTALL OAK	2" CAL	10'-12'
	QPU	9	QUERCUS PHELLOS "RT3" TM / UPPERTON WILLOW OAK	2" CAL	10'-12'
SHRUBS					
	DILI	24	DISTYLUM X "PIDIST-IV" TM / LINEBACKER DISTYLUM	5 GAL	24"
	HYLM	2	HYDRANGEA PANICULATA "LIMELIGHT" / LIMELIGHT HYDRANGEA	5 GAL	24"
	LCER	29	LOROPETALUM CHINENSE "EVER RED SUNSET" / EVER RED SUNSET LOROPETALUM	5 GAL	24"
	PDM	3	PODOCARPUS MACROPHYLLUS "MAKI" / MAKI YEW PODOCARPUS	5 GAL	36"-48"
GRASSES					
	MURM	12	MUHLBERGIA CAPILLARIS "REGAL MIST" TM / REGAL MIST PINK MUHLY GRASS	1 GAL	12"-18"
GROUND COVERS					
	SOD	3,828 SF	CYNODON DACTYLON "TIF 419" / TIF 419 BERMUDAGRASS	SOD	

SCDOT NOTES:

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REVISION HISTORY

SANITARY
SEWER
EASEMENT

15' BUFFER PLANTINGS
TO COMPLY WITH TYPE "D"
REQUIREMENTS (SEE TABLE
ON SHEET L1.0)

(8) QPU

(1) CHV

MAIL CBU

(1) QPU

MILL VIEW STREET (PRIVATE DRIVE)

(3) DILI

(1) QPU

DRIVABLE POND
MAINTENANCE ACCESS

NATURAL WALKING
TRAIL (MULCH OR
CRUSHED STONE -
TO BE INSTALLED
AROUND EXISTING
VEGETATION)

(13,178 sf) MIX
(10,911 sf) SOD

SWM
POND

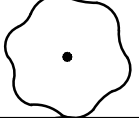
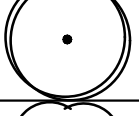
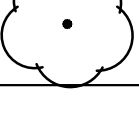
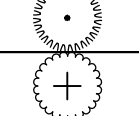
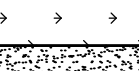
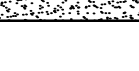
TREE PROTECTION AREAS
(EXISTING VEGETATION
TO REMAIN UNDISTURBED)

STREAM
CENTERLINE

GENERAL NOTES:

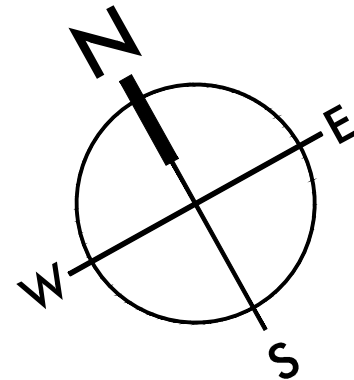
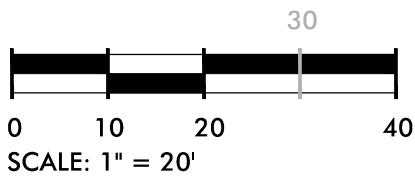
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PLANT SCHEDULE FOR SHEET L1.2

PLANT SCHEDULE L1.2					
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT
TREES					
	CHV	12	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	1.5" CAL	6'-7'
	QNO	12	QUERCUS NUTTALLII 'OCHLOCKNEE' TM / BREEZEWAY NUTTALL OAK	2" CAL	10'-12'
	QPU	8	QUERCUS PHELLLOS 'RT3' TM / UPPERTON WILLOW OAK	2" CAL	10'-12'
SHRUBS					
	DILI	9	DISTYLUM X 'PIIDIST-IV' TM / LINEBACKER DISTYLUM	5 GAL	24"
	LCER	15	LOROPETALUM CHINENSE 'EVER RED SUNSET' / EVER RED SUNSET LOROPETALUM	5 GAL	24"
GROUND COVERS					
	MIX	13,178 SF	MIX ERNST SEED MIX 126 RETENTION BASIN FLOOR MIX	SEED	
	SEED	51,558 SF	CYNODON DACTYLON SEED / BERMUDAGRASS SEED	SEED	
	SOD	15,359 SF	CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDAGRASS	SOD	

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3. NOTHING INSTALLED WITHIN SCDOT ROW OR PROPERTY CAN IMPEDE SIGHT DISTANCE.



REVISION HISTORY

NO.	DESCRIPTION

GENERAL PLANTING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL MEET WITH LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK SO THAT THERE IS A CLEAR UNDERSTANDING OF PROJECT REQUIREMENTS. FAILURE TO DO SO JEOPARDIZES FINAL ACCEPTANCE OF WORK.
- THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT LANDSCAPE CONTRACTOR'S EXPENSE. NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY OF ANY POSSIBLE CONFLICTS BETWEEN PROPOSED IMPROVEMENTS AND UTILITIES, SIGNS, AND/OR OTHER STRUCTURES.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL, AND INSTALLING TREES OR SHRUBS. THE LANDSCAPE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERCOLATE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLING PLANTS.
- SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, THE LANDSCAPE CONTRACTOR MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
- THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
- PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY AND THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS.** DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT SCHEDULE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
- REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ANSI Z60.1), UNLESS OTHERWISE SPECIFIED. ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. **MINIMUMS FOR HEIGHT, SPREAD, OR CALIPER SHALL TAKE PRECEDENCE OVER A SPECIFIED CONTAINER SIZE.**
- ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDamAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
- MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEAR'S VERTICAL GROWTH (TOP CANDLE).
- NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
- REMOVE BURLAP STRAP/PIEKT WIRE BASKET FROM TOP 1/3 OF ROOT BALL ON TREES.
- REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
- DO NOT WRAP TREES.
- WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
- TREE GUYING MATERIAL SHALL BE "ARBOR-TIE" OR EQUIVALENT.
- ALL PLANT BEDS TO BE MULCHED WITH 4" OF DOUBLE SHREDDED HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
- ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. SEE SOIL NOTES.
- ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED, SODDED AND/OR SEEDED SHALL BE REMOVED PRIOR TO PLANTING, SODDING, AND SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
- ALL DISTURBED AREAS NOT SPECIFICALLY CALLED OUT ON THIS PLAN SHALL BE SEED PER THE PROVIDED SEEDING SCHEDULE. ALL DISTURBED NATURAL AREAS SHALL BE MULCHED (SEE MULCH SPECIFICATIONS).
- DRAINAGE TO BE PROVIDED FOR ALL ABOVE GROUND PLANTERS.
- PLANTINGS SHALL BE PRUNED TO CONFORM WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
- REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
- SHOULD THE LANDSCAPE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE LANDSCAPE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.

SOIL NOTES:

- FOR EACH UNAMENDED SOIL TYPE, FURNISH SOIL ANALYSIS AND A WRITTEN REPORT BY A QUALIFIED SOIL-TESTING LABORATORY STATING PERCENTAGES OF ORGANIC MATTER, GRADATION OF SAND, SILT, AND CLAY CONTENT; CATION EXCHANGE CAPACITY; SODIUM ABSORPTION RATIO; DELETERIOUS MATERIAL; BUFFER PH LEVELS; AND MINERAL AND PLANT-NUTRIENT CONTENT OF THE SOIL.
- A MINIMUM OF THREE REPRESENTATIVE SAMPLES SHALL BE TAKEN FROM VARIOED LOCATIONS FOR EACH SOIL TO BE USED OR AMENDED FOR PLANTING PURPOSES.
- LANDSCAPE CONTRACTOR SHALL SUBMIT TO LANDSCAPE ARCHITECT THE LAB RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED, INDENTATE LAB RECOMMENDATIONS IN WEIGHT PER 1000 SQ. FT. OR VOLUME PER CU. YD. FOR NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND ORGANIC AND INORGANIC SOIL AMENDMENTS TO BE ADDED TO PRODUCE PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS.
- ALL SOILS USED FOR PLANTING SHALL BE PREPARED AS NECESSARY USING ORGANIC AND INORGANIC SOIL AMENDMENTS AND FERTILIZERS IN THE QUANTITIES RECOMMENDED IN THE SOIL ANALYSIS REPORT TO PRODUCE SATISFACTORY PLANTING SOIL FOR HEALTHY, VIABLE PLANTS. PLANTING SOILS SHALL HAVE A PH LEVEL BETWEEN 6.0 AND 7.0.
- IN ALL PLANTING AREAS, SPREAD PLANTING SOIL TO A DEPTH OF 8 INCHES BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.

IRRIGATION NOTES:

- LANDSCAPE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT AND OWNER FOR ACCEPTANCE. LANDSCAPE CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED, SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% HEAD TO HEAD COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. LANDSCAPE CONTRACTOR SHALL PROVIDE ELECTRIC METER, BACKFLOW PREVENTER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATE WATER METER REQUIREMENTS WITH CIVIL ENGINEER.
- LANDSCAPE CONTRACTOR TO PROVIDE DRIP IRRIGATION TO ALL ABOVE GROUND PLANTERS. IRRIGATION LINE TO BE INSTALLED BENEATH ADJACENT HARDSCAPE AS NECESSARY.
- IRRIGATION PIPING, SPRINKLERS, AND OTHER EQUIPMENT MAY BE SHOWN OUTSIDE OF LANDSCAPE AREAS ON DRAWING FOR GRAPHIC CLARITY. ALL VALVE BOXES AND EQUIPMENT VAULTS SHALL BE LOCATED IN MULCH BEDS.
- NO IRRIGATION COMPONENTS, INCLUDING BUT NOT LIMITED TO, VALVE BOXES, CONTROL BOXES, BACKFLOW PREVENTERS, AND/OR RAIN SENSORS ARE ALLOWED TO BE INSTALLED WITHIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY.

PLANT SCHEDULE NOTES:

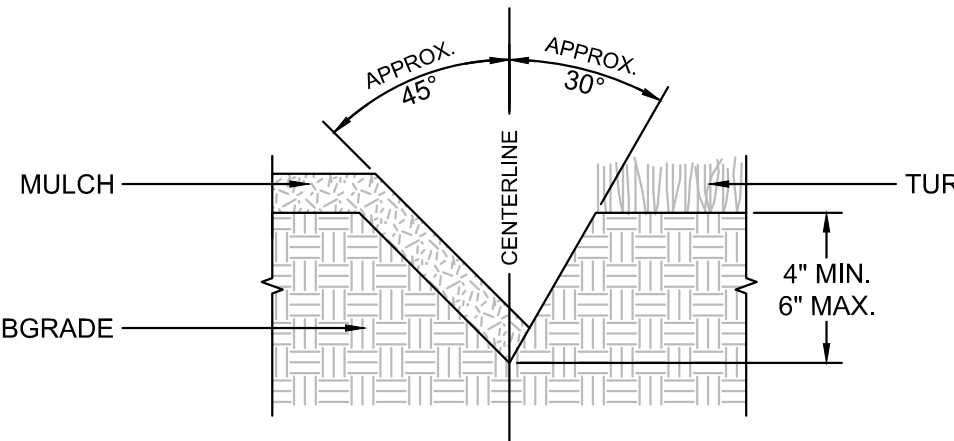
- THE TECHNICAL SPECIFICATIONS ARE MADE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS AND ON THE PLANTING PLAN.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES PRIOR TO BEGINNING OR CONTINUING WORK.
- THERE WILL BE NO SUBSTITUTIONS, DELETIONS OR ADDITIONS WITHOUT APPROVAL OF THIS OFFICE.
- SIZE OF PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" FOR NUMBERS ONE THROUGH SIX AS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND AMERICAN NATIONAL STANDARDS INSTITUTE.
- THE QUANTITIES ON THE SCHEDULE ARE ONLY A GUIDE. ALL QUANTITIES SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR ON THE PLANTING PLAN.

ABBREVIATIONS:

- | | | | |
|------------------------------|------------------------|--------------------------|------------------------|
| B&B = BALLED & BURLAPPED | CT = CLEAR TRUNK | GAL = GALLON CONTAINER | RF = REFOOLIATED |
| BR = BARE ROOT MATERIAL | ESP = ESPALIER | HC = HURRICANE CUT | SP = SPECIMEN MATERIAL |
| CAL = TRUNK CALIPER (MIN) | FTG = FULL TO GROUND | MS = MULTI-STEMMED TRUNK | TF = TREE FORM HABIT |
| CON = CONTAINERIZED MATERIAL | FWF = FULL WELL FORMED | OC = ON-CENTER | TYP = TYPICAL |

1 Landscape Notes

SCALE: NOT TO SCALE

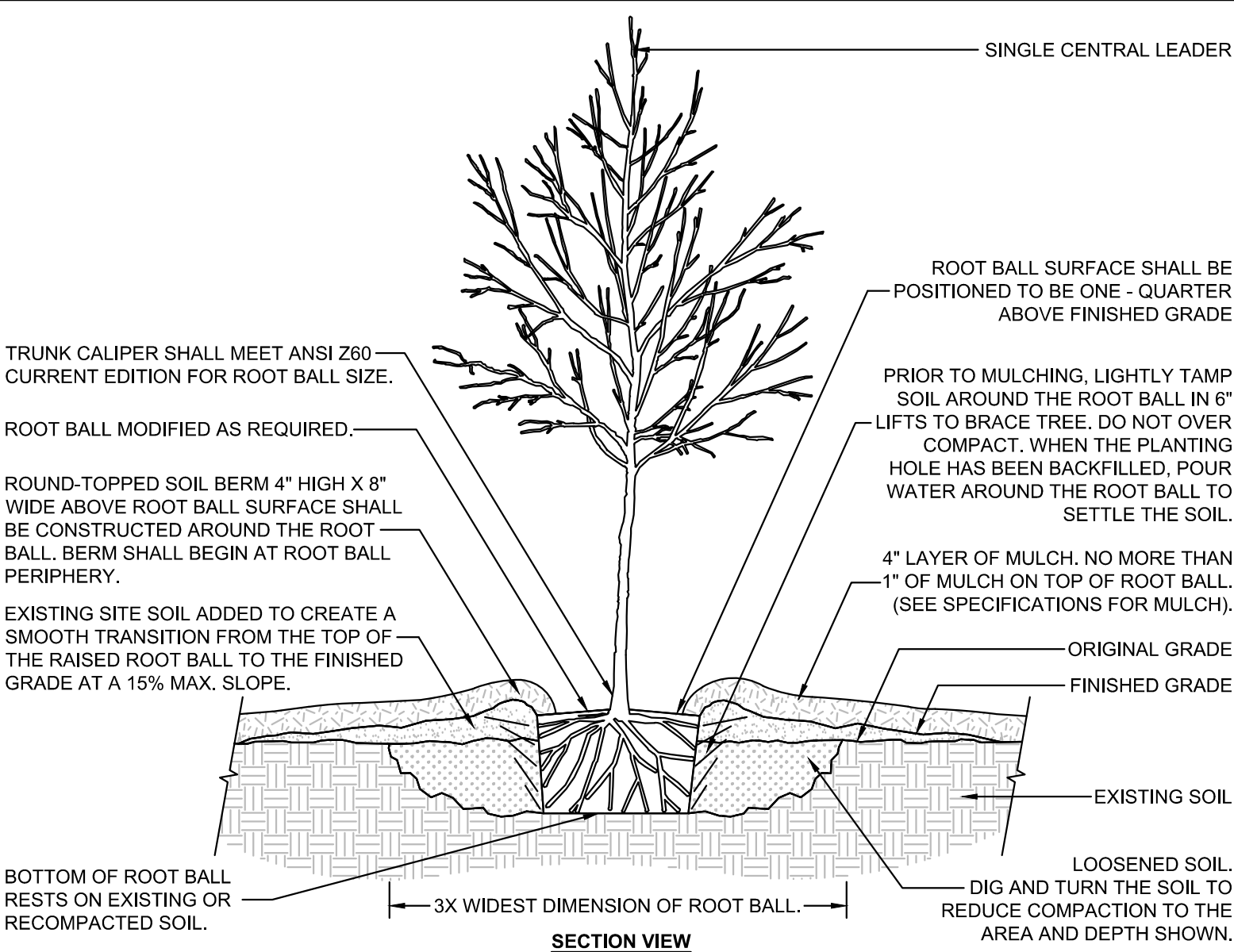


NOTES:

- SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
- EXCAVATE TRENCH BY HAND WITH SPADE.
- ADD EXCESS SOIL TO ADJACENT PLANT BED AFTER PULLING BACK EXISTING MULCH. RAKE SOIL AND SMOOTH BEFORE MULCHING.

2 Lawn Edge Detail

SCALE: NOT TO SCALE

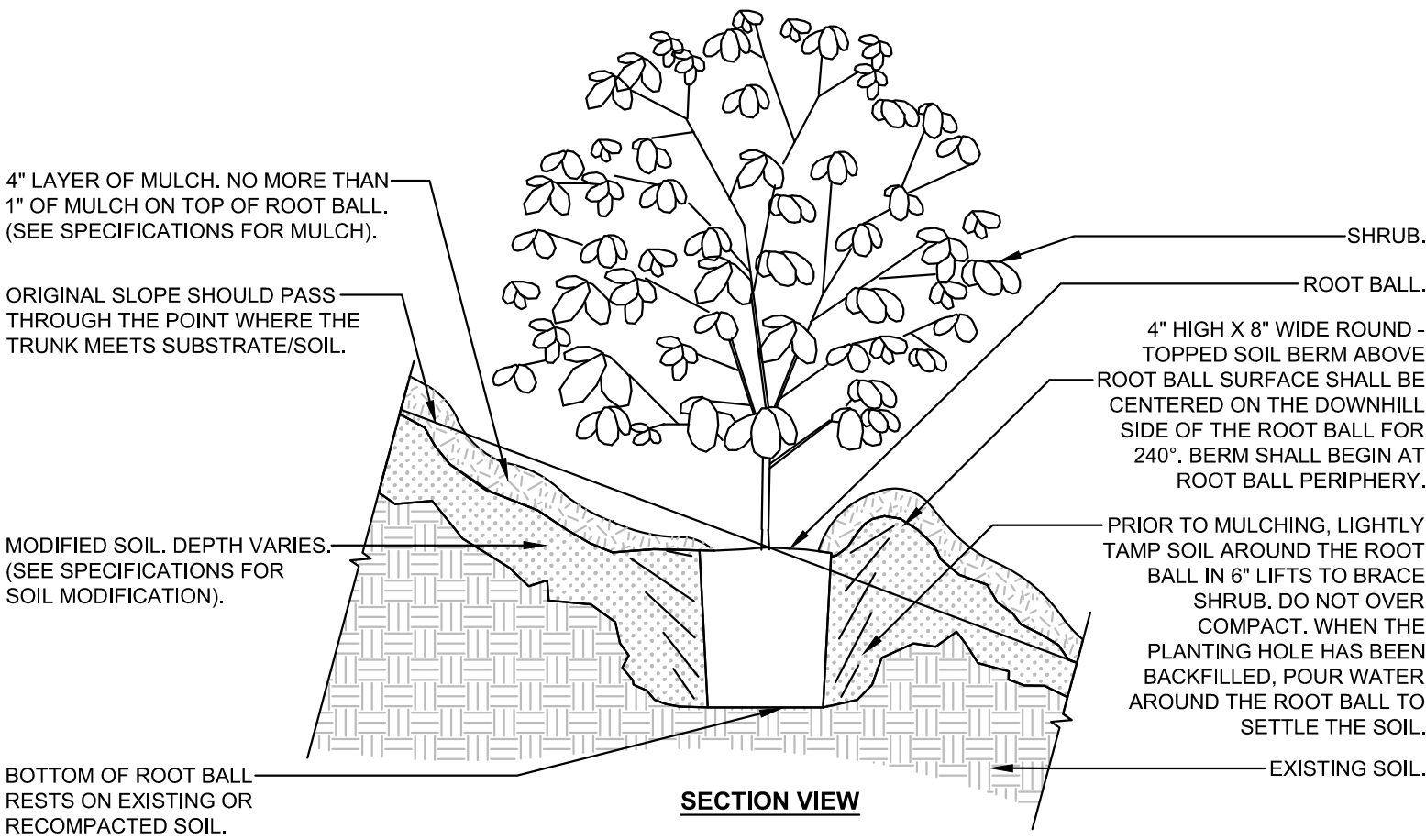


NOTES:

- SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 Tree in Poorly Drained Soil

SCALE: NOT TO SCALE

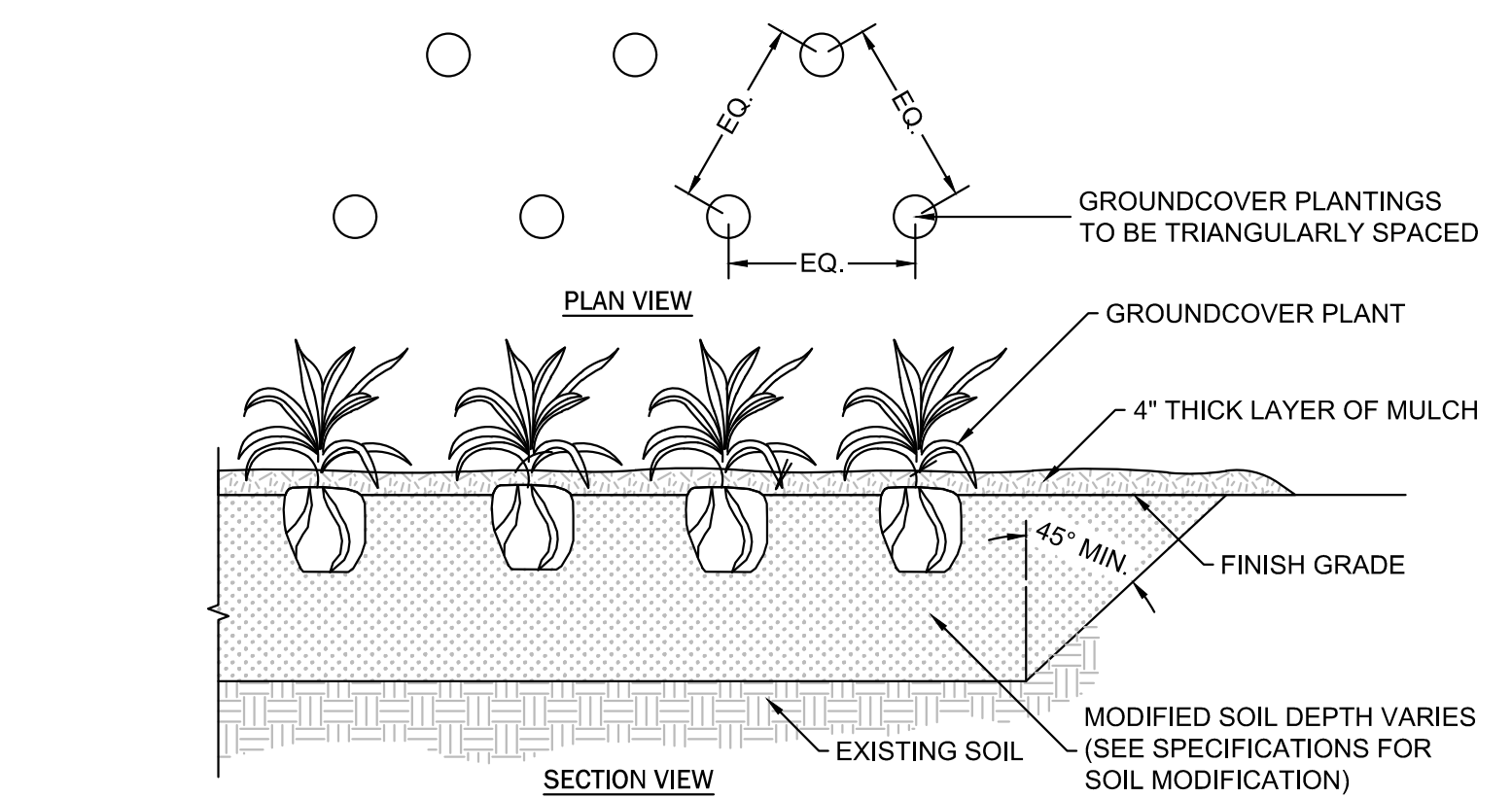


NOTES:

- SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

4 Shrub Planting on Slope 5% to 50% Modified Soil

SCALE: NOT TO SCALE



NOTES:

- SEE LANDSCAPE NOTES AND SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
- SEE PLANT SCHEDULE FOR PLANT SPECIES, SIZE, AND SPACING DIMENSION.
- SMALL ROOTS (1/2\" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
- THOROUGHLY TILL IN PLANTING SOIL MIXTURE AMENDMENTS TO DEPTH OF 8\" IN ENTIRE GROUND COVER BED AREA. WORK SOIL TO LOOSE, UNIFORMLY FINE TEXTURE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DRAINAGE FROM PLANTING HOLE/BEDS IF COMPACTED SOILS OR POORLY DRAINED SOIL IS ENCOUNTERED.
- HAND-TAMP BACKFILL TO REMOVE VOIDS AND AIR POCKETS. WATER IMMEDIATELY AFTER PLANTING UNTIL NO MORE WATER IS ABSORBED.

5 Groundcover / Ornamental Grass Planting Detail

SCALE: NOT TO SCALE

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
TREES							
	CHV	31	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	1.5\" CAL	6'-7'	AS SHOWN	FWF, SP, 6' HEIGHT
	QNO	29	QUERCUS NUTTALLII 'OCHLOCKNEE' TM / BREEZEWAY NUTTALL OAK	2\" CAL	10'-12'	AS SHOWN	FWF, SP, TRUNK CLEAR TO 5'
	QPU	17	QUERCUS PHELLOS 'RT3' TM / UPPERTON WILLOW OAK	2\" CAL	10'-12'	AS SHOWN	FWF, SP, TRUNK CLEAR TO 5'
SHRUBS							
	DILI	33	DISTYLUM X 'PIDIST-IV' TM / LINEBACKER DISTYLUM	5 GAL	24"	AS SHOWN	FWF, SP
	HYLM	2	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA	5 GAL	24"	AS SHOWN	FWF, SP
	LCER	44	LOROPETALUM CHINENSE 'EVER RED SUNSET' / EVER RED SUNSET LOROPETALUM	5 GAL	24"	AS SHOWN	FWF, SP
	PDM	3	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	5 GAL	36"-48"	AS SHOWN	FWF, SP, UPRIGHT FORM
GRASSES							
	MURM	12	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / PINK MUHLY GRASS	1 GAL	12"-18"	AS SHOWN	
GROUND COVERS							
	MIX	13,178 SF	MIX ERNST SEED MIX 126 RETENTION BASIN FLOOR MIX	SEED			ERNST SEED MIX # 126 'RETENTION BASIN FLOOR MIX' OR APPROVED EQUAL. SEED PER MANUFACTURER RECOMMENDATIONS TO ESTABLISH PERMANENT COVER.
	SEED	51,558 SF	CYNODON DACTYLON SEED / BERMUDAGRASS SEED	SEED			SEE EROSION CONTROL PLANS FOR STABILIZATION MATTING DETAILS
	SOD	19,023 SF	CYNODON DACTYLON 'TIF 419' / TIF 419 BERMUDAGRASS	SOD			SOD ALL AREAS SHOWN WITH TIF419 OR APPROVED EQUAL

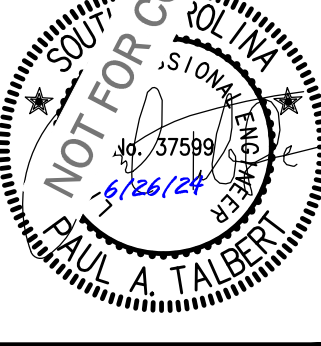
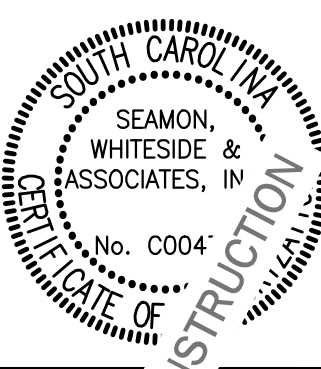
FWF	FULL WELL FORMED	MS	MULTI-STEMMED TRUNK	EGG	EGG CAN CONTAINER	CON	CONTAINERIZED MATERIAL	MH	MATCHING HEIGHTS
SP	SPECIMEN MATERIAL	CAL	TRUNK CALIPER	B&B	BALLED AND BURLAPPED MATERIAL	BR	BARE ROOT MATERIAL	RF	REFOOLIATED
TF	TREE FORM HABIT	GAL	GALLON CONTAINER			ESP	ESPALIER	HC	HURRICANE CUT

6 Plant Schedule

SCALE: NOT TO SCALE



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



MILL VIEW VILLAGE
BLACKSTOCK DEVELOPMENT
FOUNTAIN INN, SOUTH CAROLINA

SW+ PROJECT: 10447
DATE: 06/26/2024
DRAWN BY: KJ/AD
CHECKED BY: CD/GS

REVISION HISTORY

NO.	DESCRIPTION

PLANT SCHEDULE
DETAILS + NOTES

L2.0
(4 OF 4)

06.26.2024

EXTERIOR ELEVATIONS



*Provided Imagery is conceptual in nature and will be finalized with the project architect using the following materials: hardiplank siding, brick, stone, and/or wood.



*Provided Imagery
is conceptual
in nature.



AGENDA

July 25, 2024

To: Planning Commission
From: Zoning Administrator, Dean Miller
Subject: AXZ-2024-04, Proposed Annexation/Rezoning of Durbin Road and Jones Road
Meeting Date: July 25, 2024
Type of Agenda Item: Annexation/Rezoning, Public Hearing
Attachments: Vicinity Map
Aerial Map
Statement of Intent
Concept Plan
Traffic Study Summary

OWNER: Jones Family Limited Partnership and Happy Valley Co., LLC –
TAX MAP # 093-00-00-091, 093-00-00-008
AUTHORIZED REP: Richard A. Jones Jr.
LOCATION: Corner of Durbin Road and Jones Road
CURRENT ZONING: Unzoned (Laurens County)
REQUESTED ZONING: PD, Planned Development
SIZE OF PROPERTY: Approximately 69.35 Acres

REQUEST

The City of Fountain Inn has received a signed petition requesting annexation into the city pursuant to South Carolina Code of Laws Section 5-3-10. The applicant has requested the parcel of land be rezoned from Unzoned (Laurens County) to PD, Planned Development, within the City.

LOCATION & SITE DESCRIPTION

The parcel is located at the southeast corner of Durbin Road and Jones Road. The parcel currently undeveloped and consists of a mix of open area and woods.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the area of this tract of land as "Neighborhood Center". A Neighborhood Center is generally located near concentrations of existing or planned neighborhoods at key intersections. Neighborhood Centers include neighborhood-serving uses such as, small-scale retail or grocery stores, service, and limited office uses; these are typically < 30,000 square feet and may be one-to-two stories high. Uses should be accessible by pedestrian facilities; building, parking, and lighting design should be considered to establish a pedestrian-friendly environment with minimum impacts on existing development. The designation may include a mix of housing types including single-family homes, live/work units or townhomes, house-scaled structures (i.e., duplexes, triplexes, etc.) as part of a planned development.

PROPOSED ZONING DISTRICT

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

PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES**Section 11:2. - Functions, Powers, and Duties of Local Planning Commission**

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

STAFF COMMENTS

The City's Zoning Ordinance identifies the intent of a Planned Development to encourage innovative and creative design and to permit a greater amount flexibility to a developer by removing some of the restrictions of conventional zoning. It should be large scale and incorporate a variety of land uses or land use types. This proposal includes single-family residential homes along with an approximately 10.82 acre commercial component.

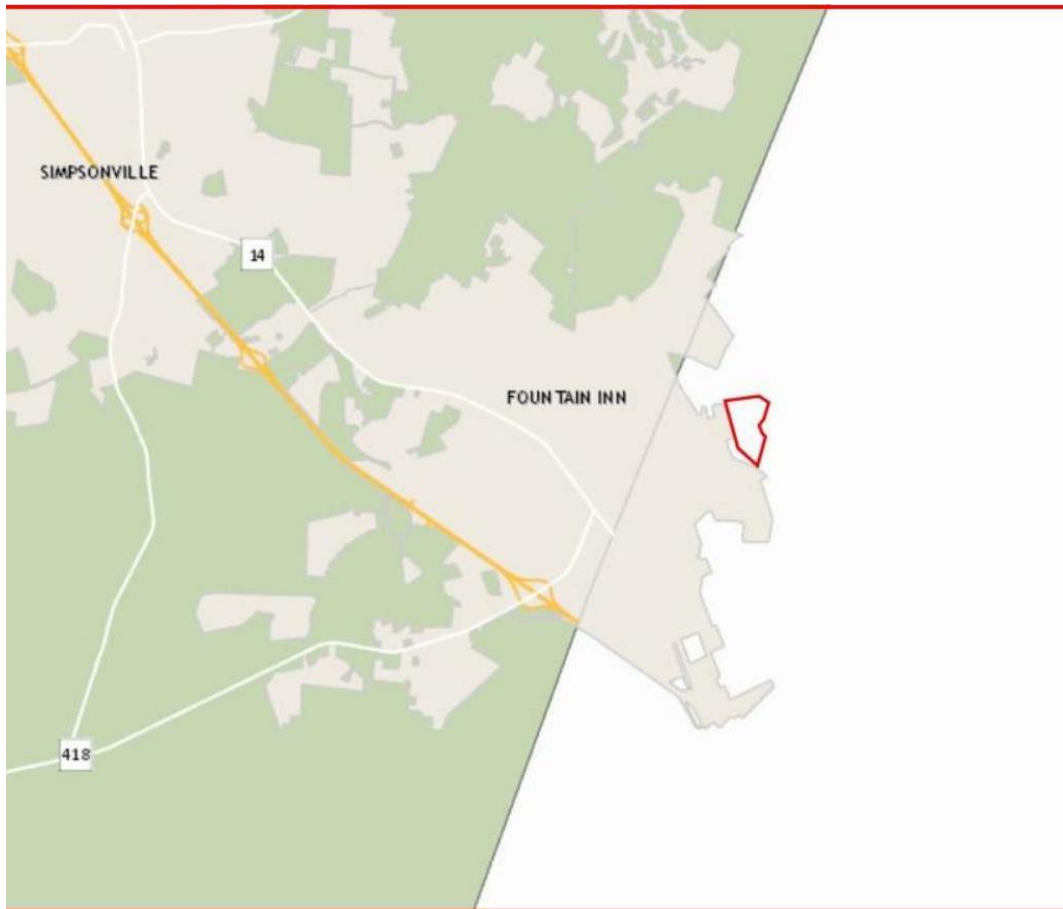
The single-family portion of the development will consist of one to two story homes using brick, stone, and/or Hardie-plank. To promote community connection, the developer will be installing a pedestrian trail, in addition to traditional sidewalk, that will wind throughout the neighborhood. The Concept Plan indicates that the main amenity area will provide a pool. Cabana, restrooms, fire pits and playground. Two pocket parks are also being provided for the residents.

Landscaping and fencing will be provided between the commercial and residential uses to mitigate noise and light intrusion. The SOI includes a list of allowable uses desirable near the single-family portion and excludes those that are not.

Road improvements will be included with this development. The included traffic study recommends that the residential portion will require an eastbound turn lane with 100 feet of storage. It is recommended that the commercial phase construct an eastbound right turn lane with 100 feet of storage and a westbound with 150 feet of storage on Durbin Road accessing the site. Also recommended is a traffic light at Durbin and Jones Roads with an eastbound left turn lane with 150 feet of storage turning onto Jones Rd.

RECOMMENDED MOTION: Staff recommends the Planning Commission recommend approval of the requested annexation and rezoning for agenda item AXZ-2024-04.

VICINITY MAP



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

AERIAL MAP



Durbin & Jones Road Development

Planned Development

1. Property Owner: Jones Family LTD Partnership
 Address: 15 Bachman Court, Greenville, SC 29605
 Telephone Number:
2. Applicant: Jones Family LTD Partnership
 Name: Richard Jones
 Address: 15 Bachman Court, Greenville, SC 29605
 Telephone Number: 864-979-6548

3. Date: June 13, 2024

4. Signature: *Jones Family LP by R. Jones, LLC, Richard A. Jones, Jr. member and Happy Valley Co., LLC by Richard A. Jones, Jr. member*
 Statement of Intent

1. Description of the land uses, and densities allowed on the site. Include specific sub-areas if more than one use or type of use. Use the following table format:

Area Name/Acres	Use	Max. Density	Max. Height
Zone I 37.17 Acres	Single-Family Detached Homes	2.8 du/ac	45'
Zone II 15.33 Acres*	Common Open Space	N/A	N/A
Zone III 10.82 Acres	Commercial Area	N/A	50'

*NOTE: Zone II Acreage is included with Zone I so that density is not misleading.

2. Commitment of an HOA or POA for all maintenance, including common area parking and stormwater, among other items (specifically list responsibilities). The roads shall be public and designed to City of Fountain Inn standards.

A homeowner's association will be established for The Durbin & Jones Road Development. This association will be responsible for maintenance of

- a) All entrances (ingress/egress points)
- b) Signage
- c) Lighting
- d) Common Area Landscaping
- e) Open Space (including trails, landscaping, and maintenance),
- f) Amenity area (parking lot, pool, etc.)
- g) Mail CBUs
- h) Stormwater Management Facilities

The Homeowner's Association will operate according to Covenants, Conditions and Restrictions and By-Laws of The Durbin & Jones Road Development Homeowners Association.

3. Development schedule, including any/all phasing.

Development Schedule

Engineering/Permitting: July 2024 – July 2025 (within a year of rezone)

Site Development: July 2025 – July 2028 (within 3 years of permit)

Project Closeout: December 2030 (determined by project completion)

The proposed development will be completed in two phases.

4. Traffic Impact Study for projects greater than the thresholds identified in Land Development Regulations, Table 9.1. Must be provided by submittal deadline.

A Traffic Impact Study has been provided with this submittal and the proposed development will adhere to the recommendations of the study. SCDOT has signed off on the Traffic Impact Study's findings.

5. Commitment for public improvements on- and off-site along with specific timing of each, including all those identified in the TIS. List each required improvement separately. Additionally:

- a. Include language about connecting to existing sidewalks, trails, or other bike/pedestrian features.

The proposed development will include 6' sidewalks along Jones and

Durbin Road. It will be the responsibility of the commercial developer to install the sidewalks in front of the commercial portion (Zone 3).

- b. Include discussion about internal pedestrian and bike connections.

5' Sidewalks will be provided along one side of internal roads within the development and will connect to open spaces. Natural pedestrian paths will be constructed through the open space portion of the development.

- c. Include commitments about connecting to adjacent roads, subdivisions, or projects to improve overall neighborhood connectivity.

The proposed entrance along Jones Road for The Durbin & Jones Development is designed to line up with Oak Road Drive to promote connectivity. The traffic study will be included with this submittal. A summary of the improvements are as follows:

Phase 1 traffic improvements (for the Zone I & II portions to be completed by residential developer) include:

- **Eastbound right turn lane with 100 lf of storage and appropriate taper on Durbin Road into the subdivision.**

Phase 2 traffic improvements (for Zone III portion to be completed by commercial developer) include the following:

- **Eastbound right turn lane with 100 feet of storage and appropriate taper on Durbin Road into commercial development.**
- **Westbound left turn lane with 150 feet of storage and appropriate taper on Durbin into commercial development.**
- **Install a traffic signal at Durbin and Jones Road.**
- **Construct a westbound left turn lane with 150 feet of storage and appropriate taper on Durbin at Jones Road.**

6. For redevelopment and infill projects that are mixed use, a description of how adequate parking will be maintained, should a reduction in parking requirements from Table 12.1 (or as amended) be requested.

- a. Include monitoring mechanism (spreadsheet maintained by developer, available to the county upon request)

The residential portion of the project will provide a minimum of 2 parking spaces on each lot. These spaces will be allocated in the driveway and/or garage. The commercial portion of the project will adhere to minimum parking requirements as per the current City of Fountain Inn standards at the time of development as per the proposed uses.

7. Statement of impact on public facilities including water, sewer, and fire. "Will serve" and "adequate capacity to serve letters" from each agency are required

upon formal submittal.

- Sewer capacity is currently available by LCWSC.
- Water service is provided by LCWSC.
- Fire Service is provided by the City of Fountain Inn.
- Gas to be provided by Fountain Inn Natural Gas.
- Power service is provided by Duke Energy.
- Cable/fiber is to be provided by Charter and/or AT&T.

Sewer will be served via a Laurens County Water & Sewer gravity sewer main extension SE down Jones Road towards the LCWS Sewer main along the tributary of South Durbin Creek. A pump station alternate tying into a LCWS manhole in the Durbin Oaks subdivision is a backup option if the gravity connection becomes unfeasible. Both of these plans have been discussed with and approved by LCWS.

This project will be served by Public Roads. Road names and suffixes will be approved by E-911. All Public Roads are a minimum of 26' wide excluding curb.

8. Statement describing, or renderings/photos depicting, all architectural styles proposed.

Zone I

Zone I consists of approximately 37.35 acres and will be developed as single-family detached homes. Zone I will allow up to 3.7 overall units per acre for Zones 1 and 2 which is in keeping with the Future Land Use Map and R-15 zoning. Adjacent properties are Residential (R-7.5), and unzoned areas of Laurens County. The Future Land is Low to Medium Residential which allows densities up to 4 density units per acre.

A 25' building setback is required along all external boundaries. Internal setbacks for the residential lots are as follows:

- Side: 5'
- Rear: 10'
- Front: 10'

Each home will front on a landscaped public road within the development. All lots within this zone have access to open space via 5' concrete sidewalks on one side of each internal public road which all units will face. All homes will be served with a driveway. Single Family homes within this zone will also be served by attached garages. The garages associated with this development will be front facing. The driveway and garage will provide 2 parking spaces per unit minimum.

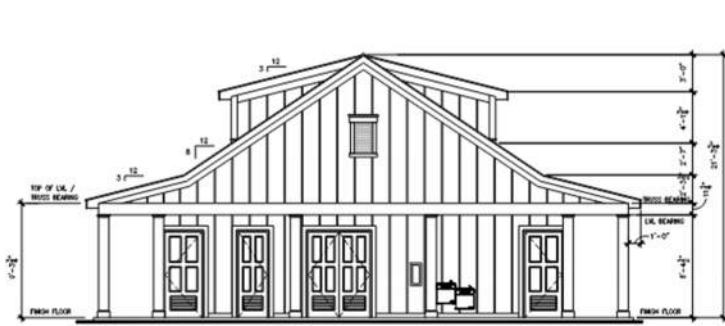
The stormwater management system in Zone I will be designed to meet state and local standards and will incorporate low impact design standards if

feasible. All storm within City of Fountain Inn Public Right of Way will be owned and maintained by the City of Fountain Inn. All stormwater systems in common areas or outside of Right of Ways within Zone I and II will be owned and maintained by the Homeowner's Association. The stormwater systems within this zone will be screened and well maintained.

Access to this zone will be off of Jones Road and Durbin Road. All road encroachments are subject to review and approval by the South Carolina Department of Transportation (SCDOT).

Zone 1 will also include amenity areas with features such as a cabana, pool, fire pit area, community trails, playground, and mail cluster box units. Pocket parks will also be provided in Zone 1. Photo examples of amenity areas are shown below:





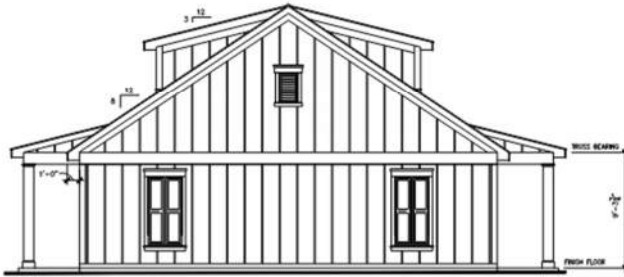
1 FRONT ELEVATION

A-1 3/16" = 1'-0"



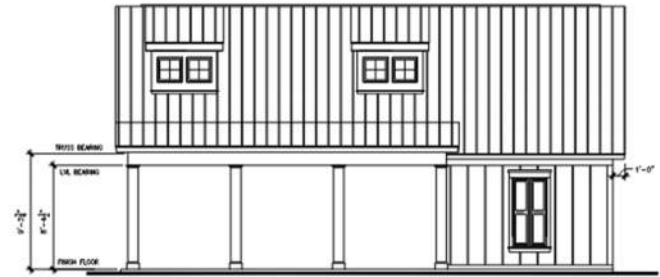
2 LEFT ELEVATION

A-1 3/16" = 1'-0"



3 REAR ELEVATION

A-1 3/16" = 1'-0"



4 RIGHT SIDE ELEVATION

A-1 3/16" = 1'-0"





Photo examples are shown below of what a typical home within this zone may look like.



Home Exterior FH101



Home Exterior FH102



Home Exterior TD101



Home Exterior TD126



Home Exterior FH101



Home Exterior FH102



Home Exterior TD101



Home Exterior TD124



Home Exterior FH101



Home Exterior FH102



Home Exterior TD101



Home Exterior TD126









FRONT ELEVATION "TD105"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD202"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



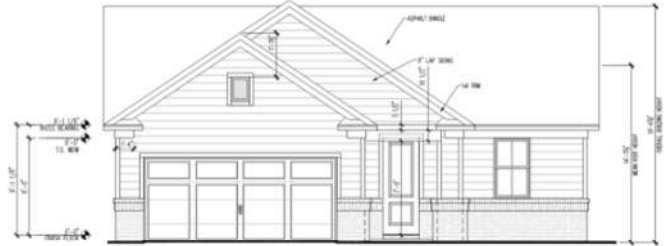
FRONT ELEVATION "TD304"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD102"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD202"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD203"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD102"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD202"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD203"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD102"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD201"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



FRONT ELEVATION "TD202"

FRONT ELEVATION WINDOW GRIDS PER COMMUNITY SPEC



The homes will be between ± 1800 sf and $\pm 4,500$ sf. The images attached are provided by Pulte and remain subject to design specifically for this site.

UNIT DESCRIPTION (Zone I)

Style	The architectural style will be traditional, one and two story detached single-family units.
Colors	Residential unit colors will be muted/natural colors.
Textures	The homes will be of a brick, stone, or Hardie-plank, (or a combination of each).
Roofing	Homes will be roofed in an architectural style matching the exterior - traditional. A typical roof style will be hipped or gabled with architectural shingles or metal.

OTHER STRUCTURES (Zone I)

The development will include an amenity structure within the Open Common Area. This structure will be intended to match the architecture of the proposed units.

Style	Any permanent structures will be consistent with the look and feel of the development.
Colors	Will be muted, natural colors for the signage and all improvements.
Textures	Any permanent structure will have an exterior that will include any combination of brick, concrete, stone, Hardie-plank, cementitious siding and/or other permanent materials.
Roofing	Any permanent structures will have metal or architectural shingle roofs.
ADA	Any non-residential structure within this development will be ADA compliant.

Zone II

Zone II consists of approximately 15.15 acres. This space will allow for over 3900 sf of Common Open Space per unit within Zone I. Please note that Zone II acreage is included in the residential density calculation but does not permit development within the zone.

A 25' building setback is required along all external boundaries.

Access to this zone will be through Zone I by pedestrians for the benefit of the community via a 5' concrete sidewalk. Additional natural mulched walking paths will be constructed within this zone.

Zone I & II Notes

Please note that the following items for Zone I and II may have minor changes and shall only require staff level approval:

- Changes of lot sizes (no changes shall increase density).
- Inner property road layout may vary slightly. External connections will remain the same as provided.
- Minor architectural changes to what has been provided.
- Color schemes may vary from provided renderings.
- The acreages of Zone I and Zone II may fluctuate, but the total combined acreage will stay the same.
- Trial layouts may vary from the site plans provided.
- Entrance monument designs may vary.
- Amenity offerings may vary.

The following items will be allowed to be bonded to receive final plat:

- Roads & Drainage
- Sewer
- Water
- Sidewalks
- Landscaping

Residential building permits for model homes only will be able to be issued without water and sewer PTO. CO's will not be issued until sewer and water PTOs are in hand.

Zone III

Zone III consists of approximately 10.82 acres. This space will be reserved as the commercial aspect of the Planned Development.

The proposed commercial area should include a grocery store use, restaurant uses and retail, but the proposed development shall not be required to have all of these uses or a minimum percentage thereof.

The proposed development of the commercial area will allow the following uses:

Accountant
 Antique Shop
 Apparel Store
 Art School
 Art Shop
 Bakery
 Bank or Savings and Loan
 Barber Shop
 Beauty Shop
 Bicycle Repair Shop
 Blueprinting or Photostatting
 Book Store
 Café
 Catering Establishment
 Childcare Center
 Clothing Store
 Dairy Products Store
 Dance Studio
 Dancing School
 Day Nursery (No outdoor playground)
 Decoration Store
 Delicatessen
 Dental Clinic
 Dressmaker
 Drug Store
 Feed and Seed Store
 Florist
 Garden Supply Store
 Gift Shop
 Grocery Store
 Hobby Shop
 Interior Decorating Store
 Jewelry Store
 Leather Goods Store
 Library
 Medical Clinic or Laboratory
 Miniature Golf

Music School or Studio
 Music Store
 Novelty Store
 Office Supply Store
 Office, Business, or Professional
 Optical Good Sales
 Optician
 Photo Developing and Finishing Store
 Photography Studio
 Planned Shopping Center
 Pottery and Ceramic Store
 Public Park and Playground
 Record Recording Studio
 Restaurant (No Fast Food)
 Sandwich Shop
 Shoe Store
 Sporting Goods Sales
 Stationary Shop
 Tailor Shop
 Theater (Indoor)
 Utility Easement or Right-of-Way
 Gymnasium
 Library

The proposed development of the commercial area will NOT allow the following uses:

Air Conditioning Equipment, Sales, and Service
 Airline or Transportation Ticket Office
 Ambulance Service
 Amusements, Commercial
 Animal Shelters
 Appliance Sales and Repair
 Auction House or Store
 Automobile Garage, Parts/Accessories, Repairing, Sales Area, Service Station
 Bar (Standalone. Bar inside a restaurant is allowed)
 Battery Store or Shop
 Billiard Hall
 Boats, Sales or Rental
 Bowling Alley
 Broadcasting Studio, Radio or TV
 Building and Loan Company
 Burglar Alarm Business
 Cafeteria
 Car Wash
 Cocktail Lounge
 Childcare Home
 Collection Agency
 Department Store
 Diaper Supply Service
 Dollar Store

Drive-in Business (Theaters, Refreshment Stands, Restaurants, etc.)
 Electric Appliance Sales
 Employment Agency or Bureau
 Engravers
 Farm Machinery Sales
 Firework Sales in a Permanent Structure or Firework Stands
 Furniture Cleaning
 Furniture Store
 Golf, Driving Range, Or Pitch and Putt
 Greenhouse
 Gunsmith Store
 Hardware Store
 Home Occupation
 Ice Skating Rink
 Laundry or Cleaning Establishment
 Linen or Towel Supply Business
 Liquor Store
 Loan Company
 Locksmith Store
 Mattress Shop
 Mission, Rescue
 Monument or Tombstone Sales
 Motel
 Motion Picture Theater
 Motorcycle or Motor Scooter Sales and Service
 Newspaper Establishment
 Newsstand
 Nightclub
 Nursery, Flower, Plant, or Tree
 Paint Store
 Pawn Shop
 Pest or Insect Control Business
 Pet Shop
 Plumbing Shop
 Printing Establishment
 Radio Broadcasting Studio
 Radio or Television Repair Shop
 Recreation Building
 Roller Skating Rink
 Self-service Laundry and Cleaning
 Signs
 Station, Bus, or Railway
 Swimming Pool, Commercial
 Television Broadcasting Studio
 Tire Shop
 Used Car Lot
 Veterinary Clinic or Office
 Accessory Buildings and Uses Customarily Incidental to the Above Uses
 Attached Single Family Dwellings
 Armory
 Auditorium

Baseball Park
Church
Detached Single Family Dwellings
Dwelling, Multi Family or Two Family
Educational Institution, Including Private School
Exhibition Buildings
Fairgrounds, Public
Family Care Home
Fire Station
Funeral Home
Home for Aged Persons
Hospital
Museum
Police Station
Stadium or Ballpark
Veterinary Hospital

A 25' building setback is required along all external boundaries.

Access to this zone will be through Jones Road and Durbin Road as well as through Zone I by pedestrians for the benefit of the community via a 5' internal concrete sidewalk. Access will also be through Zone 1 by vehicular means through a driveway.

The proposed commercial buildings shall appear to be consistent with development in the surrounding area and shall function in harmony with surrounding residential developments.

The proposed commercial development within Zone III shall provide quality and be sufficient per the City of Fountain Inn Zoning Ordinance where possible.

9. Statement describing the proposed landscaping and screening for the project. Include a drawing/plan if there are different styles or approaches for different areas, showing typical vignettes and materials. Landscaping and screening/buffering should meet, and ideally exceed, the minimums described in Section 12:9 of the Zoning Ordinance (as amended) and Section 8:21 of the Land Development Regulations (as amended).
 - a. Include information on any screening for ponds, lakes, and/or stormwater features.
 - b. Include specific commitments about specialized outdoor areas, such as playgrounds, trails/pedestrian connections, plazas, etc.
 - c. Include a commitment to preserve existing trees, vegetation stands, wetlands, or other sensitive environmental areas.
 - i. Describe how these will be preserved and how they were included in the overall design of the project.

Common Spaces will be maintained by the homeowner's association. Plantings for this site will include, but are not limited to, shade trees, small

flowering trees, grassed opened spaces, foundation plantings and shrubs.

The Durbin & Jones Road Development will provide amenity areas or other specialized outdoor areas. Landscaping will meet all the requirements of The City of Fountain Inn.

10. Include any information about signage and how the requested signage differs from, or meets, the City of Fountain Inn Sign Ordinance (as amended).

The signs within this project will not be illuminated internally but will allow for external lighting. Signage will generally meet the City of Fountain Inn Sign Ordinance. Entrance monumentation / signage will have no minimum/maximum required size/length but will not exceed 20' in height (measured from finished grade). Street signs, directional and informational signage is allowed be used throughout the site.

Entrance monumentation/signage examples can be found below:



SIMPLIFIED - MOUNTAIN THEME



MODERN VS. RUSTIC



STONE AND WOOD THEME



SIGN & PIEDMONT THEME



EMPHASIS ON LOGO & ILLUMINATION



TRADITIONAL W/ MODERN TOUCH



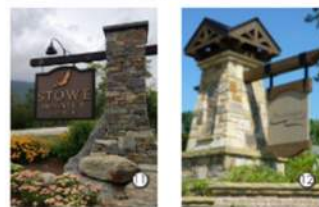
TRADITIONAL STONE THEME



NATURAL STONE W/ VERTICAL LOGO NAME



BRICK (TRADITIONAL THEME)



VERTICAL ELEMENT THEME



VERTICAL ELEMENT + HORIZONTAL THEME



11. Include information about lighting and how the proposed lighting will meet, or exceed, requirements from the City of Fountain Inn Zoning Ordinance (as amended)

Lighting for roads, entrances, cluster boxes and other public areas will meet City of Fountain Inn and other applicable local lighting standards at the time of this submittal. Fixtures will be mounted a minimum of 12' above finished grade. The maximum height shall be 25'. All lighting will be of the type that can be aimed at and maintained to prevent unnecessary illumination of the surrounding plans. A lighting plan will be provided with the Final Development Plan. This plan will incorporate lighting on other permanent/amenity structures.

Lighting will be similar, but not limited to the examples provided below:

OPEN TRADITIONAL LED



OPEN TRADITIONAL LED

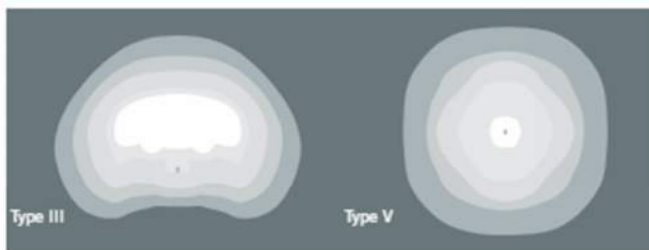
LED (Light-emitting diode)	50 watts
Mounting height	12' – 17'
Color	Black Green (Special Conditions)
Pole	Style A Style B Style C Style D Style E Style F

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Open Traditional	50	4,309 4,694	III V	B1-U0-G1 B3-U0-G1

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	12', 15', 17'	Direct Bury, Anchor Base
Style B	12', 17'	Anchor Base

OPEN DELUXE ACORN LED



OPEN DELUXE ACORN LED

LED (Light-emitting diode)	50 / 70 watts
Mounting height	12' – 17'
Color	Black Green
Pole	Style A Style B Style C Style D Style E Style F

IESNA cutoff classification: Full-cutoff
Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Open Deluxe Acorn	50	4,103	III	B1-U0-G1
Open Deluxe Acorn	70	5,630	III	B2-U0-G1

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	12', 15', 17'	Direct Bury, Anchor Base
Style B	12', 17'	Anchor Base

ENTERPRISE LED



ENTERPRISE LED

LED
(Light-emitting diode) 150 / 220 watts

Mounting height 20' – 30'

Color
Black
Green (Special Conditions)
Bronze (Special Conditions)
Gray (Special Conditions)

Pole Style A

IESNA cutoff classification: Full-cutoff

Color temperature: 3,000K Primary
4,000K Available

FIXTURE	WATTS	LUMENS	PATTERN	BUG RATING
Enterprise	150	15,091	III	B2-U0-G3
		15,595	IV	B3-U0-G3
		16,500	V	B4-U0-G2
Enterprise	220	21,502	III	B3-U0-G3
		22,219	IV	B3-U0-G4
		23,507	V	B5-U0-G3

LIGHT DISTRIBUTION PATTERNS



light distribution patterns

POLE AVAILABLE	MOUNTING HEIGHT	FOUNDATION
Style A	20', 25', 30'	Direct Bury, Anchor Base

- 1.) THIS PROPERTY INCLUDES TAX MAP NUMBER: 093-00-00-091 AND 093-00-00-008
- 2.) TOTAL SITE AREA IS 63.32 AC +/--. THE 0.69 ACRES TO BE DEEDED ACROSS DURBIN ROAD IS NOT INCLUDED IN TOTAL SITE AREA.
- 3.) BOUNDARY AND TOPOGRAPHY SURVEY BY 3D LAND SURVEYING.
- 4.) THE EXISTING TOPOGRAPHY OF THE SITE ALLOWS FOR PROPER ENGINEERING OF STORM DRAINAGE.
- 5.) PAVEMENT WIDTH - 26' RIGHT OF WAY - 50' 37" MINIMUM CUL-DE-SAC RADIUS
- 6.) 5' CONCRETE SIDEWALKS WILL BE PROVIDED ALONG INTERNAL ROADS WITHIN THE PROJECT. CONCRETE SIDEWALKS WILL PROVIDE INTERCONNECTION WITHIN ZONE II. THE EXTERNAL 6' SIDEWALK ALONG THE COMMERCIAL AREA WILL BE CONSTRUCTED BY THE COMMERCIAL DEVELOPER.
- 7.) UTILITIES PROVIDED BY: DUKE POWER, FOUNTAIN INN NATURAL GAS, LAURENS COUNTY WATER AND SEWER COMMISSION, BOILING SPRINGS FIRE.
- 8.) THERE WILL BE TWO PARKING SPACES PER UNIT IN ZONE 1, THERE WILL ALSO BE 15 SPACES FOR THE AMENITY AREA. THE COMMERCIAL PORTION OF THE PROJECT SHALL MEET THE CITY OF FOUNTAIN INN ZONING ORDINANCE AT THE TIME OF DEVELOPMENT.
- 9.) THE COMMERCIAL PORTION OF THIS PROJECT IS PROPOSED TO BE DESIGNED AND DEVELOPED BY OTHERS AT A LATER DATE.
- 10.) THE 0.69 ACRES LOCATED ACROSS DURBIN ROAD FROM THE SITE SHALL EITHER BE DEEDED TO THE CITY OF FOUNTAIN INN OR REMAIN OPEN SPACE FOR THE DEVELOPMENT. THE AREA IS NOT INCLUDED IN ZONE ACREAGE CALCULATIONS.
- 11.) THE 2.69 ACRES LOCATED ACROSS JONES ROAD FROM THE SITE PLAN SHALL REMAIN AS AN UNDEVELOPED AREA/OPEN SPACE. THE AREA IS INCLUDED IN ZONE ACREAGE CALCULATIONS.
- 12.) THERE WILL BE 15.33 ACRES OF OPEN SPACE WHICH IS 24% OF THE RESIDENTIAL PORTION OF THE PROJECT.
- 13.) OPEN SPACE MAY BE LANDSCAPED, GROOMED AND MAINTAINED FOR RESIDENT USE.
- 14.) THE OPEN SPACE AREA WILL INCLUDE A NATURAL WALKING PATH WITH ACCESS FROM INTERNAL SUBDIVISION SIDEWALKS.
- 15.) THE AMENITY AREA WITHIN ZONE I WILL INCLUDE, BUT IS NOT LIMITED TO, A POOL, CABANA W/ RESTROOMS, FIRE PITS, AND A PLAYGROUND.

INGRESS/EGRESS (PEDESTRIAN)

Area Name/Acres	Use	Max. Density	Max. Height
Zone I 37.17 Acres	Single-Family Attached Homes	3.7u/1c	45 ft
ZONE II 15.33 Acres*	Open Space/ Walking Path	0	N/A
ZONE III 10.82 Acres*	Commercial	N/A	50 ft

*NOTE: Zone II Acreage shall be included with Zone I to calculate overall project density

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/11/2024	RELEASED FOR CITY OF FOUNTAIN INN REVIEW	AMA
2	6/19/2024	REVISION FOR CITY OF FOUNTAIN INN	DPS
3	7/9/2024	REVISION FOR CITY OF FOUNTAIN INN	DPS
4	7/15/24	REVISION FOR CITY OF FOUNTAIN INN	AMA

LEGEND

FINLEY MILL
PD

COMMENT SOUTH CAROLINA

CONCEPTUAL ZONE PLAN

DRAWN:	DPS	DATE:	JUNE 11, 2024
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DESIGN:	AMA	HORIZONTAL SCALE:	1"=100'
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APPROVED:	AMA	VERTICAL SCALE:	N/A
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GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1"=100'

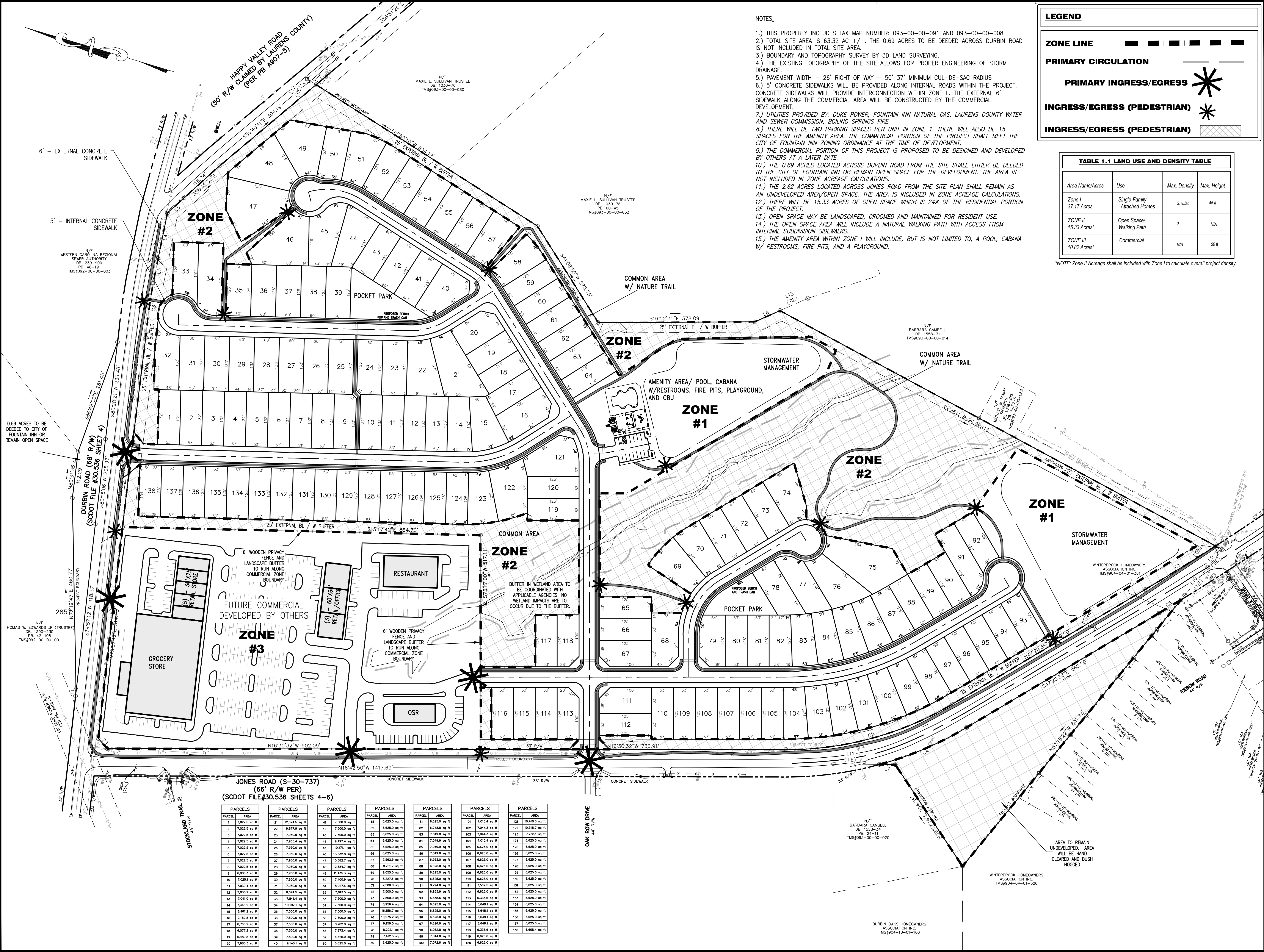
JOB NO. 22270

DRAWING NO.	
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PD-1

SHEET NO.
1 OF 3

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NOTES:

- 1.) THIS PROPERTY INCLUDES TAX MAP NUMBER: 093-00-00-091 AND 093-00-00-008
- 2.) TOTAL SITE AREA IS 63.32 AC +/-, THE 0.69 ACRES TO BE DEEDED ACROSS DURBIN ROAD IS NOT INCLUDED IN TOTAL SITE AREA.
- 3.) BOUNDARY AND TOPOGRAPHY SURVEY BY 3D LAND SURVEYING.
- 4.) THE EXISTING TOPOGRAPHY OF THE SITE ALLOWS FOR PROPER ENGINEERING OF STORM DRAINAGE.
- 5.) PAVEMENT WIDTH - 26' RIGHT OF WAY - 50' 37" MINIMUM CUL-DE-SAC RADIUS
- 6.) 5' CONCRETE SIDEWALKS WILL BE PROVIDED ALONG INTERNAL ROADS WITHIN THE PROJECT. CONCRETE SIDEWALKS WILL PROVIDE INTERCONNECTION WITHIN ZONE II. THE EXTERNAL 6' SIDEWALK ALONG THE COMMERCIAL AREA WILL BE CONSTRUCTED BY THE COMMERCIAL DEVELOPMENT.
- 7.) UTILITIES PROVIDED BY: DUKE POWER, FOUNTAIN INN NATURAL GAS, LAURENS COUNTY WATER AND SEWER COMMISSION, BOILING SPRINGS FIRE.
- 8.) THERE WILL BE TWO PARKING SPACES PER UNIT IN ZONE I. THERE WILL ALSO BE 15 SPACES FOR THE AMENITY AREA. THE COMMERCIAL PORTION OF THE PROJECT SHALL MEET THE CITY OF FOUNTAIN INN ZONING ORDINANCE AT THE TIME OF DEVELOPMENT.
- 9.) THE COMMERCIAL PORTION OF THIS PROJECT IS PROPOSED TO BE DESIGNED AND DEVELOPED BY OTHERS AT A LATER DATE.
- 10.) THE 0.69 ACRES LOCATED ACROSS DURBIN ROAD FROM THE SITE SHALL EITHER BE DEEDED TO THE CITY OF FOUNTAIN INN OR REMAIN OPEN SPACE FOR THE DEVELOPMENT. THE AREA IS NOT INCLUDED IN ZONE ACREAGE CALCULATIONS.
- 11.) THE 2.62 ACRES LOCATED ACROSS JONES ROAD FROM THE SITE PLAN SHALL REMAIN AS AN UNDEVELOPED AREA/OPEN SPACE. THE AREA IS INCLUDED IN ZONE ACREAGE CALCULATIONS.
- 12.) THERE WILL BE 15.33 ACRES OF OPEN SPACE WHICH IS 24% OF THE RESIDENTIAL PORTION OF THE PROJECT.
- 13.) OPEN SPACE MAY BE LANDSCAPED, GROOMED AND MAINTAINED FOR RESIDENT USE.
- 14.) THE OPEN SPACE AREA WILL INCLUDE A NATURAL WALKING PATH WITH ACCESS FROM INTERNAL SUBDIVISION SIDEWALKS.
- 15.) THE AMENITY AREA WITHIN ZONE I WILL INCLUDE, BUT IS NOT LIMITED TO, A POOL, CABANA W/ RESTROOMS, FIRE PITS, AND A PLAYGROUND.

LEGEND

ZONE LINE

PRIMARY CIRCULATION

PRIMARY INGRESS/EGRESS

INGRESS/EGRESS (PEDESTRIAN)

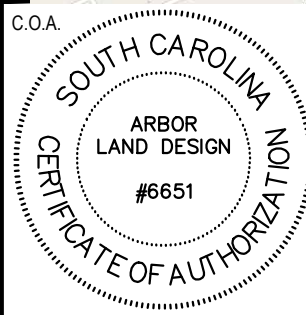
INGRESS/EGRESS (PEDESTRIAN)

TABLE 1.1 LAND USE AND DENSITY TABLE

Area Name/Acres	Use	Max. Density	Max. Height
Zone I 37.17 Acres	Single-Family Attached Homes	3.7u/ac	45 ft
ZONE II 15.33 Acres*	Open Space/ Walking Path	0	N/A
ZONE III 10.82 Acres*	Commercial	N/A	50 ft

*NOTE: Zone II Acreage shall be included with Zone I to calculate overall project density.

SITE



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/11/2024	RELEASED FOR CITY OF FOUNTAIN INN REVIEW	AMA
2	6/19/2024	REVISION FOR CITY OF FOUNTAIN INN	DPS
3	7/9/2024	REVISION FOR CITY OF FOUNTAIN INN	DPS
4	7/15/24	REVISION FOR CITY OF FOUNTAIN INN	AMA

LEGEND

FINLEY MILL PD

COMMENT SOUTH CAROLINA

CONCEPTUAL SITE PLAN

DRAWN: DPS DATE: JUNE 11, 2024

DESIGN: AMA HORIZONTAL SCALE: 1"=100'

APPROVED: AMA VERTICAL SCALE: N/A

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1"=100'

JOB NO. 23270

DRAWING NO. PD-3 SHEET NO. 3 OF 3

TRAFFIC IMPACT ANALYSIS

Durbin Road Mixed-Use Fountain Inn, South Carolina

MARCH 26, 2024

IMPACT DESIGNS, INC.

Prepared by: Allen Reid, PE

4. SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact study was conducted for the proposed Durbin Road Mixed-Use development in accordance with SCDOT guidelines. The proposed development is located on the south side of Durbin Road, east of Jones Road, in Fountain Inn, South Carolina. The development is expected to be built in two phases. Phase 1 would consist of 146 single family homes to be completed in 2027. Phase 2 would consist of 49,500 square feet of retail including a supermarket, a 9,700-square-foot restaurant, and a 4,400-square-foot fast food restaurant with a drive-through to be completed in 2028. Access to the site is to be provided via two full movement connections to Durbin Road and two full movement connections to Jones Road.

The study was determined through coordination with SCDOT and consists of the following intersections:

- SC-418 and Durbin Road
- Durbin Road and Jones Road
- Jones Road and Oak Row Drive/Access B
- Durbin Road and Access A
- Durbin Road and Access C
- Jones Road and Access D

For the purpose of this analysis, the study intersections listed above were analyzed under the following scenarios:

- Existing (2024) Conditions
- No-Build (2027) Conditions
- Build (2027) Conditions
- No-Build (2028) Conditions
- Build (2028) Conditions

Traffic operations during the AM and PM peak hours were modeled for each scenario. The results of each scenario were compared to determine impacts from background traffic growth and the proposed development.

A turn lane warrant analysis was conducted utilizing both Build (2027) and Build (2028) volumes. Based on Phase 1 build out volumes, a right turn lane is warranted on Durbin Road at Access A. Based on Phase 2 build out volumes, a right turn lane and a left turn lane are warranted on Durbin Road at Access C.

The capacity analysis indicates that the road network will be strained by the trips added by the adjacent Durbin Meadows development. The addition of traffic from the Durbin Road Mixed-Use project is expected to further add to the heavy delays, particularly at the intersection of SC-418 and Durbin Road. With the proposed improvements and the potential GPATS project, it is anticipated that the network will adequately accommodate the new trips added by the development.

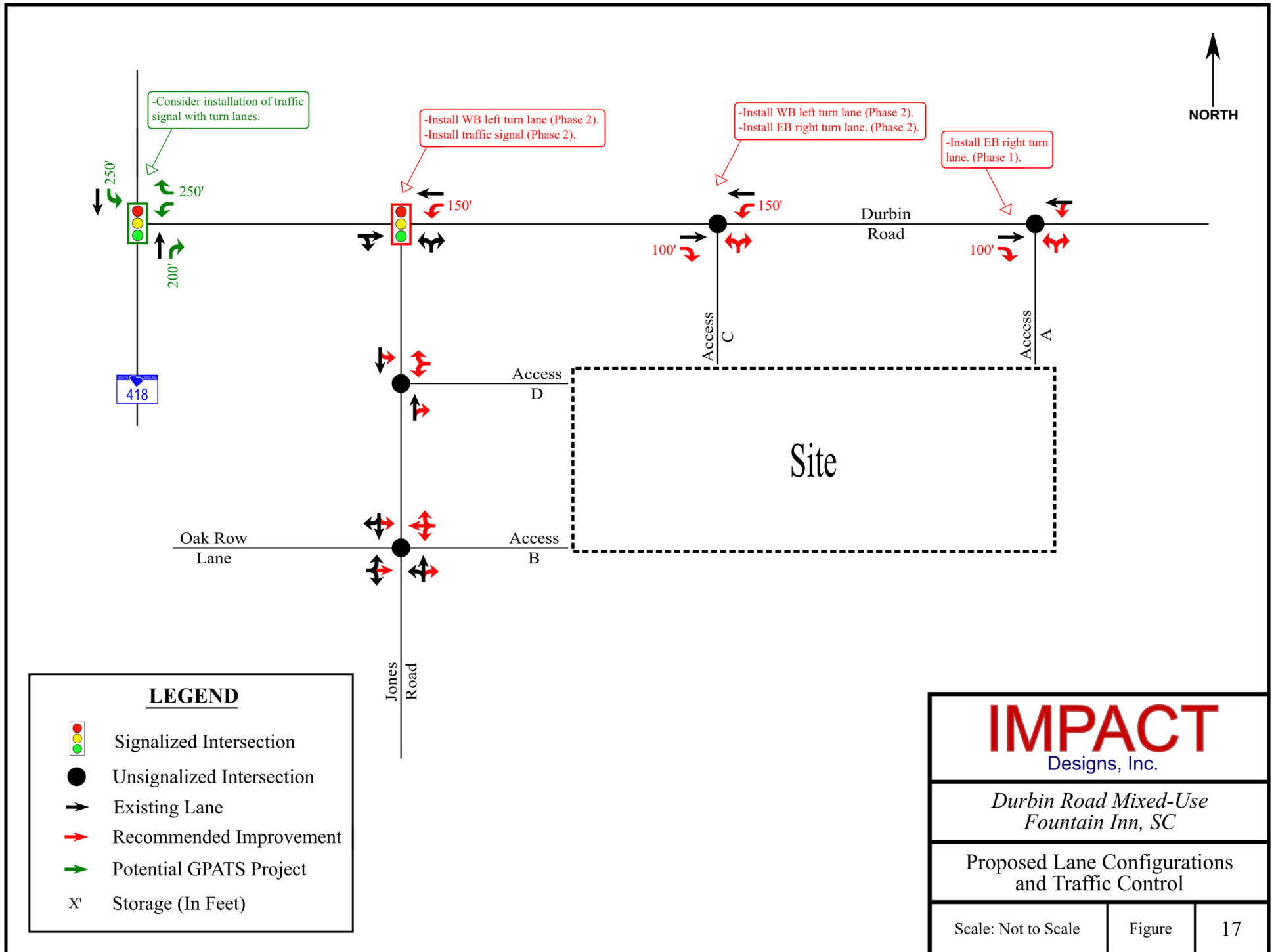
Recommendations:

Phase 1 (2027):

- Construct an eastbound right turn lane with 100 feet of storage and appropriate taper on Durbin Road at Access A.

Phase 2 (2028):

- Construct an eastbound right turn lane with 100 feet of storage and appropriate taper on Durbin Road at Access C.
- Construct a westbound left turn lane with 150 feet of storage and appropriate taper on Durbin Road at Access C.
- Install a traffic signal at Durbin Road and Jones Road.
- Construct a westbound left turn lane with 150 feet of storage and appropriate taper on Durbin Road at Jones Road.





AGENDA

July 25, 2024

To: Planning Commission
From: Zoning Administrator, Dean Miller
Subject: AXZ-2024-05, Proposed Annexation/Rezoning of 101 Milacron Drive
Meeting Date: July 25, 2024
Type of Agenda Item: Annexation/Rezoning, Public Hearing
Attachments: Vicinity Map
Site Plan
Detailed Site Plan
Narrative
Rendering

OWNER: ALH Orthodontics, LLC- Tax Map # 0349000100310
AUTHORIZED REP: Chip Phillips, Pintail
LOCATION: 101 Milacron Drive
CURRENT ZONING: Unzoned (Greenville County)
REQUESTED ZONING: C-2 Commercial
SIZE OF PROPERTY: Approximately 1.02 Acres

REQUEST

The City of Fountain Inn has received a signed petition requesting annexation into the city pursuant to South Carolina Code of Laws Section 5-3-10. The applicant has requested the parcel of land be rezoned from Unzoned (Greenville County) to C-2 Commercial, within the city.

LOCATION & SITE DESCRIPTION

The parcel is located on Milacron Drive (State Hiighway 418) approximately 1700 feet southwest of Interstate 385. The parcel currently consists of a wooded area and is vacant.

COMPREHENSIVE PLAN

The City's INNvision Comprehensive Plan identifies the area of this tract of land 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

C-2- Commercial- This district was established to provide goods and services for the convenience of residents.

PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES

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

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

STAFF COMMENTS

This portion of 418 is a commercial and industrial corridor. The request is in line with existing uses in the area. It is also supported by the city's Comprehensive Plan. Staff does not foresee any conflicts with the proposed use establishing in the area.

Fountain Inn is the sole sewer provider to this area. Without annexation, the parcel will not have access to sewer and will prohibit all development.

RECOMMENDED MOTION: Staff recommend approval of the requested annexation and rezoning for agenda item AXZ-2024-05.

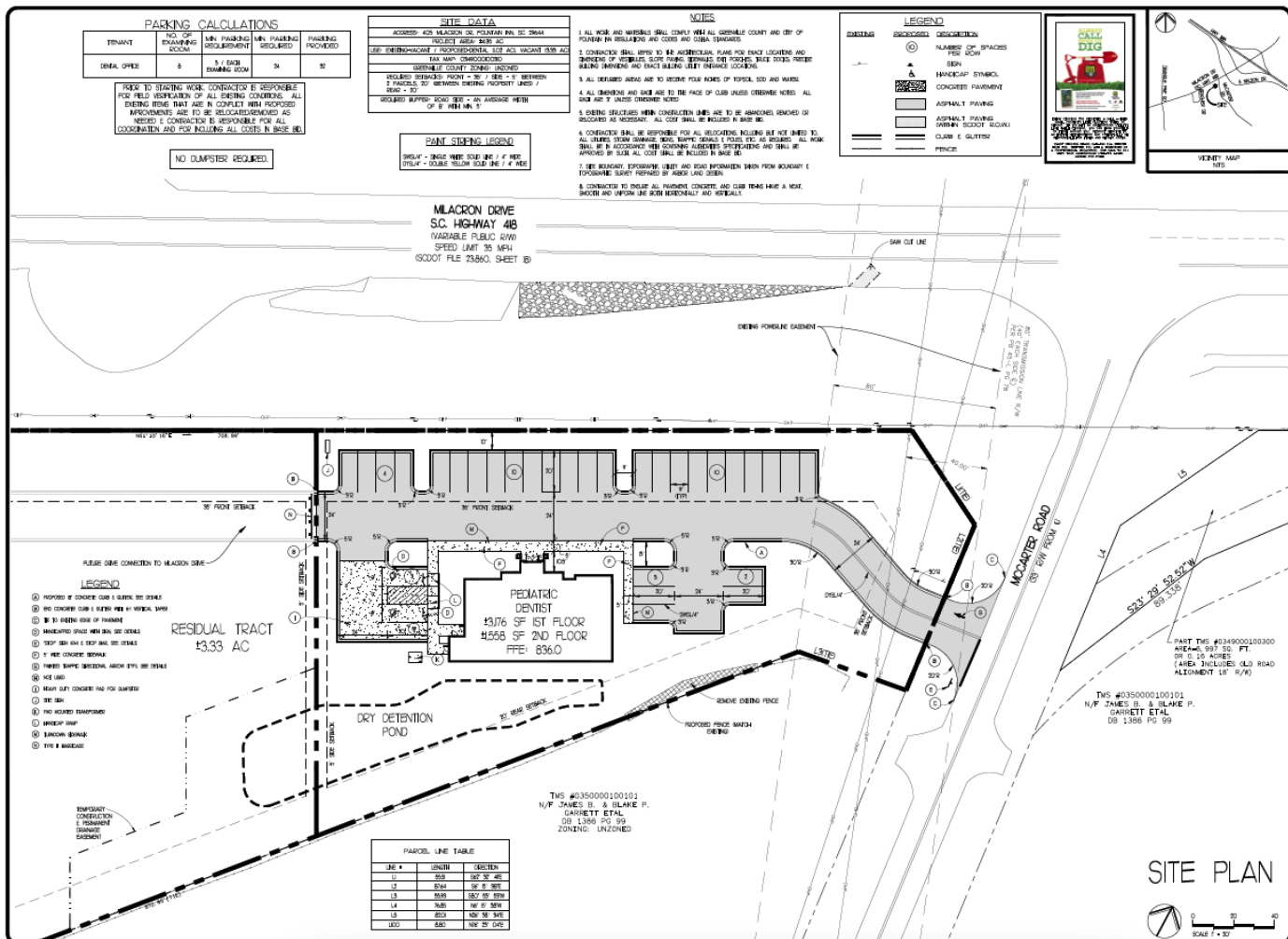
VICINITY MAP



**200 North Main Street ♦ Fountain Inn, SC 29644
Office 864.862.4421**

OVERALL SITE PLAN

SITE PLAN

[illegible]

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West State Avenue
Greenville, South Carolina 29609
864-239-5497



MOUNTAIN INN, S
 ACRON DR & MCCARTER
 PINTAIL DEVELOPMENT
 24 CLEVELAND ST. SUITE 101

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Written Narrative on ALH Orthodontics LLC.
Fountain Inn Pediatric Dentistry and Orthodontics

Dr. Adam Hardin and Dr. Mary Alice Hughes, both Upstate natives, are poised to become the new owners and operators of the Fountain Inn Orthodontist (name of practice pending). They are currently serving the community at different practices around the Upstate, providing vital services that are in high demand by the ever-growing population. Adam is a practicing Orthodontist, attending Clemson for his undergraduate degree and graduating dental school at the Medical University of South Carolina. Mary Alice earned both her degrees from South Carolina and is the proud owner of Maverick Smiles, a pediatric dentistry in Mauldin. They hope to expand this practice with this new development in Fountain Inn. They believe in Fountain Inn and believe this practice will serve its constituents' needs.



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FOUNTAIN INN
PEDIATRIC DENTAL
101 MILACRON DRIVE
FOUNTAIN INN, SC 29644

[illegible]

EXTERIOR RENDERINGS

PROJECT NUMBER:	2321
DATE:	03 MAY 2024
DRAWN BY:	KMH

A904