



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, August 22, 2024 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Minutes from July 25, 2024 meeting
3. Public Hearing(s)
 - a. SP-2024-05
Request: Major Change to a PD (Planned Development)
Tax Map: 0562010102801
Location: Milacron Dr. & Fairview St.
 - b. SP-2024-06
Request: Preliminary Plat Approval
Tax Map: 0358000101400
Location: Hellams St. & Woodland Dr.
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, July 25, 2024 – 6:00PM

1. Call to Order

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

2. Approval of Minutes

- a. Commissioner Pease makes a motion to approve the minutes from Thursday, May 23, 2024. Commissioner Flint seconded the motion. The motion carried 7-0.

3. Public Hearings

- a. SP-2024-04

Request: Final Development Plan Approval

Tax Map: 0344000300100, 0344000300600, 0344000300101

Location: 300 Fairview Street

Staff presented the case. Ms. Joiner on belf of Seaman Whiteside covered buffering, public vs. private roadway, street lighting, and guest parking with the Board. Commissioner Pease and Commissioner McCraw raised concerns about emergency access in cul-de-sacs.

The floor was opened to public comment. No public comment.

Staff recommends approval of the Final Development Plan.

Commissioner McCraw made a motion to approve SP-2024-04 with the condition that there is signage displaying that there is no parking in the Hammerhead and that they pass the creek evaluation that is still pending. Commissioner DeRoberts seconded. The motion carried 7-0.

b. AXZ-2024-04

Request: Annex and Rezone to PD

Tax Map: 0930000091, 0930000008

Location: Durbin and Jones Roads

Staff presented the case. Austin Allen, representing Arbor Land Design, provides a detailed overview of the current project. Nick Myers who works for Pulte Homes speaks into more detail on the community plans and build product. He displays examples to Board.

Stoddard asks what makes this company different than others. Want to promote the build quality. Also asks for clarification about screening on retention pond.

Opens the floor for public comment

Dr. Thomas Johnson, a resident of the Durbin Oaks, is worried about the poor road conditions, increased traffic, and potential lighting issues.

Stoddard addresses enforcement on Jones Road, noting that since the road is under the jurisdiction of the Department of Transportation (DOT), the quality and maintenance are the DOT's responsibility.

Dick Jones discusses how the town's growth can be beneficial and expresses his love for Fountain Inn. He also uses the occasion to introduce himself to the community.

Ashley Riddle, owner of Solid Rock Stables and a city resident, strongly opposes the development and annexation. He also voices concerns about the understaffing of the police force and shares his insights on the Comprehensive Plan for Fountain Inn.

Nancy Garrison, a resident off Durbin Road, discusses various concerns including lot sizes, confusion over open spaces, buffers, and issues with traffic and road maintenance. She also highlights her worries about local schools being overcrowded and raises environmental concerns, such as the lack of silt fencing affecting South Durbin Creek.

Max Sullivan expresses strong opposition to the proposed development and his concern about the impact on his property. He questions where the discharge from the detention pond will flow. He also mentions the buffers and requests more substantial buffers and fencing to protect his property. He also highlights problems with traffic.

Tim Shaw, a city resident, shares his concerns about the proposed development. He chose to move to Fountain Inn for its appealing character but is now dissatisfied with his home's construction quality and ongoing traffic issues.

Alice Green highlights safety concerns about Jones Road, noting its too narrow for two cars to pass safely and has seen recent accidents. She worries that adding commercial development will increase traffic, especially from trucks and shoppers from the outside areas.

Dwayne Green, who lives on Happy Valley Road, expresses concern about increased traffic on local roads, as well as unsafe conditions at Durbin Road and 418 intersection. He believes new houses will overload schools, police, and fire services.

Joby Garrison expresses concern about the towns future. He worries that new development will force people to move further away from their roots.

The floor is closed to public comment.

Nick Myers is appreciative of the feedback from the public. He mentions that they made attempts to engage with residents and left a voicemail at Solid Rock Stables without a response. He also confirms that Greenville County plans to increase high school capacity by 20% to accommodate the new development.

Commissioner Pease inquires about road improvements. Mr. Myers notes Jones Road is on the plan, but the timing and approval are beyond their control. Commissioner Pease also expresses concern with traffic.

Discussion between Board, Staff and applicant is made regarding GPATS.

Commissioner McCraw seeks clarification on why the developers want to annex the property into the city instead of keeping it in the county. The applicant explains that annexation is necessary to secure a commercial component for Fountain Inn, as Laurens County lacks mixed-use zoning.

Staff presented the report.

Commissioner Ellisor made a motion to approve the annexation and rezoning of AXZ-2024-04. Commissioner DeRoberts seconded. The motion carried 6-1.

Commissioner McCraw expressed concerns on road conditions and traffic. Commissioner Flint expressed similar concerns with the impact of construction equipment on an already problematic road. He also has concerns about design flexibility and changes to road layouts.

Staff clarify that the Final Plan will come to the Planning Commission for approval.

Chairperson Stoddard clarifies that staff do not choose which properties to annex; they only review applications. The decision is ultimately made by the Commission and City Council. He also acknowledged the concerns about road conditions and development impacts but stresses that the timeline for projects is long. He also mentions that final decisions and detailed reviews will continue throughout the development process.

The motion carried 5-1, Commissioner Armstrong did not motion in favor or opposition.

c. AXZ-2024-05

Request: Annex and Rezone to C-2

Tax Map: 0349000100310

Location: 101 Milacron Drive

Staff presented the case. Chip Philips, representing Dr. Adam Harden and Mary Alice Hughes of ALH Orthodontics, requests annexation of their land on Highway 418 into Fountain Inn. He explains that the practice will benefit Fountain Inn in multiple economic areas.

The floor is open for public comment. No public comment.

Board speaks in favor of Orthodontics. Staff recommends approval.

Commissioner Pease make a motion to approve AXZ-2024-05. Commissioner Flint seconded the motion. The motion carried 7-0.

4. Adjourn

Commissioner DeRoberts made a motion to adjourn at 7:52PM. Commissioner McCraw seconded. The motion carried unanimously.



AGENDA

August 22, 2024

To: Planning Commission
From: Planning Director, Jason Knudsen
Subject: SP-2024-05, Barton Hollow Major Change
Meeting Date: August 22, 2024
Type of Agenda Item: Major Change to a PD
Attachments: Vicinity Map
Zoning Map
Approved Concept Plan
Revised Statement of Intent
Rendering

OWNER: Tigers & Bears LLC
AUTHORIZED REP: Phillip Day, Falcon South Carolina
LOCATION: 117 HWY 651 (Tax Map # 0562010102801)
CURRENT ZONING: PD (Planned Development)
SIZE OF PROPERTY: Approximately 28.94 Acres (total PD)

REQUEST

The City of Fountain Inn has received an application for a major change to a PD (Planned Development). The applicant desires to amend the Barton Hollow PD and its Statement of Intent (SOI) to add a subsection "b" under Section IX only for an allowable use for Commercial Area "C" (TMS #0562010102801) to allow Self-Service Storage Facility (mini warehouses) as allowed under S-1, Service District Zoning and as defined in Code of Ordinances Appendix A, Article 4.-Definitions.

This includes updating Section IX. 3. Building Setbacks to reducing the front building setback along Highway 651 from 35 ft down to 25 ft and not placing any drive isles or parking within the front setback other than the entrance per SCDOT requirements.

LOCATION & SITE DESCRIPTION

The PD is located near the northwest corner of Milacron Dr. and Fairview Street Extension. Commercial Area "C" is located at the northern most point of the PD along HWY 651.

ZONING DISTRICT

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.

The regulations should provide a mechanism to evaluate each application on its own merit. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations. It should also be emphasized that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications as set forth in this Ordinance.

PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES

Changes to a Planned Development District which would alter the basic concept and general characteristics of the Planned Development District may be approved by City Council following a public hearing and recommendation of the Planning Commission. Examples of major changes include, but are not limited to the following: boundary changes, changes in the maximum number of structures or residential units, increased density, substantial changes to residential housing type, use changes, access changes, etc.

STAFF COMMENTS

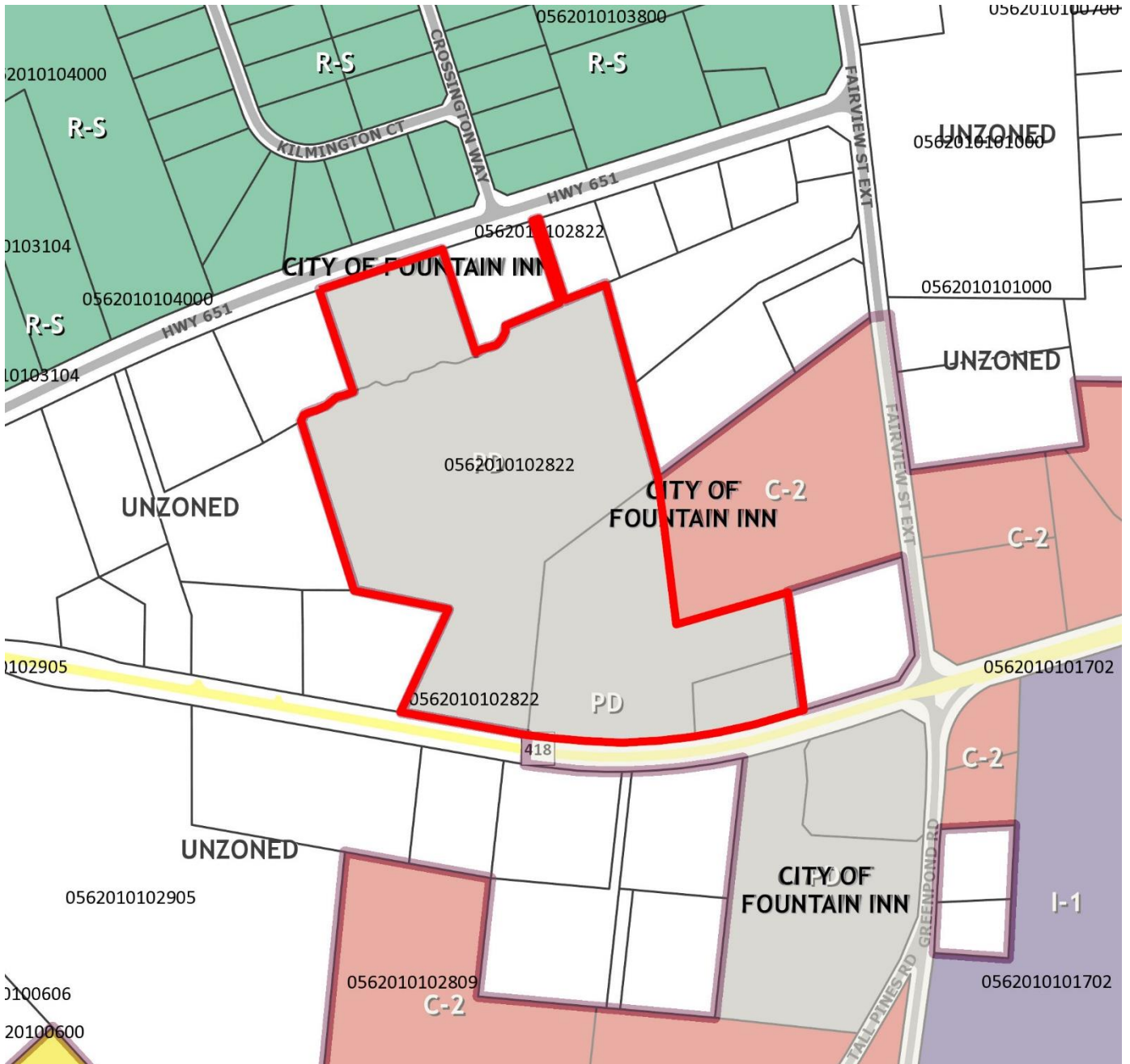
The use of a self-storage facility will generate significantly less traffic than most uses currently permitted for area "C". The developer has taken care to minimize negative visual impacts to the neighboring properties and vehicles along HWY 651. While the SOI is being revised, the concept plan is remaining the same.

RECOMMENDED MOTION: I move that the Planning Commission recommend approval of the concept plan and statement of intent for agenda item SP-2024-05.

VICINITY MAP



ZONING MAP



SITE DATA

TMS #:	0562010102800, 0562010102801, 0562010102815 0562010102820, 0562010102822, 0562010102823		
TOTAL AREA:	±28.94 ACRES		
EXISTING ZONING:	PD, PLANNED DEVELOPMENT		
RESIDENTIAL AREA:	NORTH SIDE ±18.24 ACRES	SOUTH SIDE ±5.71 ACRES	= 23.95 ACRES
COMMERCIAL AREA:	±2.92 ACRES	±2.07 ACRES	= 4.99 ACRES
TOTAL AREA:	±21.16 ACRES	±7.78 ACRES	= 28.94 ACRES
TOTAL UNITS:	105 TH + 12 LOTS	25 LOTS	= 142 TOTAL
	34 - TYPE "A"		
	71 - TYPE "B"		
MINIMUM WIDTH:	30' - TYPE "A"	46'	
	20' - TYPE "B"		
MINIMUM LOT SIZE:	3,300 SF - TYPE "A"	46' X 90' (4,140 SF)	
	2,000 SF - TYPE "B"		
RESIDENTIAL DENSITY:	5.9 UNITS/ACRE		
AMENITY/Common-Open Space/Landscape/Bufferyard Area	9.13 ACRES (50.0%)		
PROPOSED ROADS:	±3,201 LF (±0.61 MI) ALL PRIVATE ROADS	±1,100 LF (±0.21 MI)	
SETBACKS/BUFFERYARD PERIMETER PROPERTY: EXISTING ROAD FRONTAGE:	15' MINIMUM		
- HIGHWAY 651	25' MINIMUM		
- MILACRON DR/HWY 418	35' MINIMUM		
- GREENPOND RD	35' MINIMUM		
- TALL PINES RD	35' MINIMUM		
INTERNAL FRONT YARD:	20' MINIMUM		
BETWEEN END UNITS:	15' MINIMUM		
SIDE YARD:	5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)		
REAR YARD:	10' MINIMUM		
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED		
SEWER PROVIDER:	METRO SEWER DISTRICT		
WATER PROVIDER:	GREENVILLE WATER		

Residential	Entire Development	This Plan	Cumulative
Permitted Density	5.93 UNITS/ACRE	5.93 UNITS/ACRE	5.93 UNITS/ACRE
Gross Acres	23.95	23.95	23.95
Units Allowed	142	142	142
Units Proposed	142	142	142
Non-Residential	Entire Development	This Plan	Cumulative
Gross Acres	4.99	4.99	4.99
Number of Buildings	TBD	TBD	TBD
Gross Square Feet	TBD	TBD	TBD

- GENERAL NOTES:
- ENGINEER ACKNOWLEDGES THAT THESE ARE SURVEYED BOUNDARIES USING STATE PLANE COORDINATES AND SUCH WILL BE UTILIZED FOR FINAL PLAT.
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT WILL HAVE A 40' (MIN.) PRIVATE R.O.W.
 - PUBLIC WATER IS AVAILABLE ALONG FAIRVIEW ST EXT., GREENPOND RD., AND HIGHWAY 651 PROVIDED BY GREENVILLE WATER SYSTEM.
 - PUBLIC SEWER IS AVAILABLE TO BE BROUGHT TO THE SITE AND PROVIDED BY METRO CONNECTS.
 - ALL CROSSWALKS AND SIDEWALKS TO MEET ADA GUIDELINES (LDR ARTICLE 8.18)
 - A STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND A PERMIT FOR LAND DISTURBING ACTIVITY WILL BE APPLIED FOR THROUGH LAND DEVELOPMENT.
 - ALL ENTRANCES TO MEET ALL SCDDT DESIGN REQUIREMENTS DURING FINAL DESIGN AND PERMITTING.
 - SIGHT TRIANGLES AT ALL INTERNAL AND ACCESS INTERSECTIONS SHOWN PER LDR 8.14.1.



SITE LEGEND

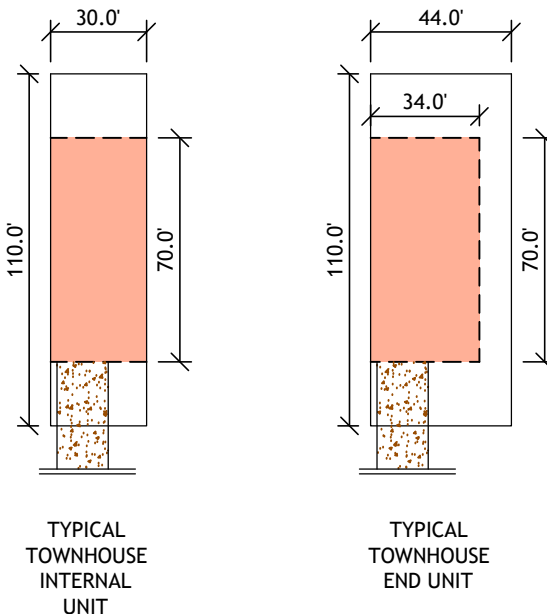
	ASPHALT PAVEMENT
	COMMUNITY AREAS
	GRASS/LANDSCAPED AREAS
	WETLANDS/WATERS OF THE STATE
	NATURAL BUFFERS
	STORMWATER MANAGEMENT AREA
	SINGLE-FAMILY DETACHED LOTS
	COMMERCIAL AREAS
	INDIVIDUAL TOWNHOUSE DRIVEWAY
	SIDEWALK
	SUTERA WASTE DISPOSAL SYSTEM
	CHARGING STATION

LEGEND

	OVERALL PROPERTY BOUNDARY
	PROPOSED PROPERTY LINES
	EXISTING EDGE OF CREEK
	PROPERTY PIN
	EXISTING ROAD RIGHT OF WAY
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING WATER MAIN
	PROPOSED WATER MAIN
	EXISTING SEWER MH
	PROPOSED SEWER MH
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT

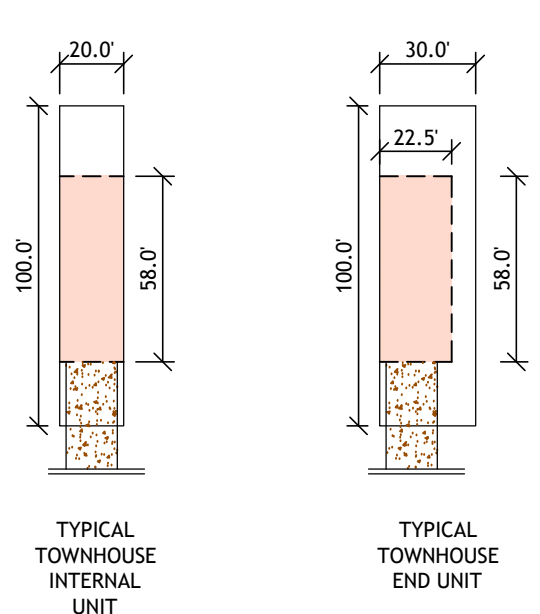
TOWNHOMES "A"

A-1 TO A-34



TOWNHOMES "B"

B-1 TO B-71



LOCATION MAP 1" = 2,000'

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or its agent, I certify that this drawing was made from an actual survey, and accurately portrays the existing land and its features and the proposed development and improvements thereto.

Date: 7-18-24

[Owner][Agent][Name]: Phillip Day, Member

Signed:

DESIGN PROFESSIONAL CERTIFICATION

It is hereby certified that this preliminary plat was prepared using a survey of the property plats/deeds of records; and further that this preliminary subdivision meets all requirements of the City of Fountain Inn Ordinance, as applicable to the property.

By Name: J. Wesley White, PE

Signed:

Registered Professional No. 23827

Address: PO Box 806, Anderson, SC 29622

Telephone No. 864-226-0980

Date: 7-18-24

CERTIFICATE OF PROJECT APPROVAL

All applicable requirements of the City of Fountain Inn Ordinance relative to Project Approval having been fulfilled, approval of this preliminary plat is hereby granted by the Manager or the Subdivision Administrator, subject to further compliance with all provision of said development regulations.

Manager or Subdivision Administrator: _____

Date: _____

Barton Hollow

(PD DEVELOPMENT)

TMS #0562010102800, 0562010102801, 0562010102815
0562010102820, 0562010102822, 0562010102823

Falcon Real Estate Lending, LLC
7 Hindman Dr.
Greenville, SC 29609

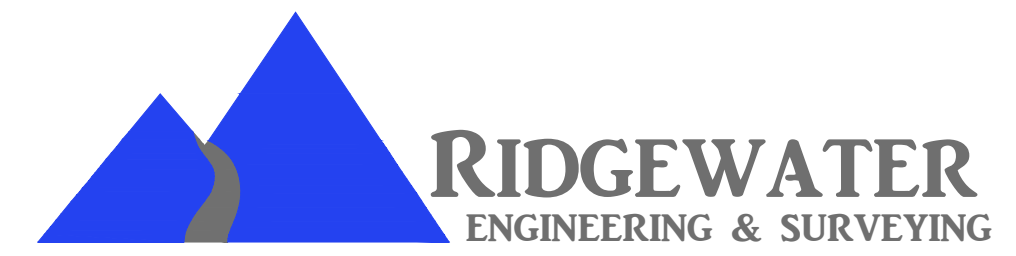
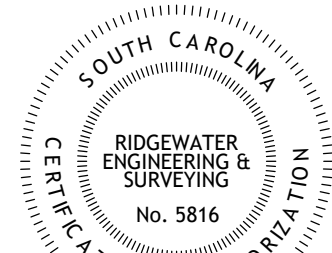
Ridgewater Engineering & Surveying, LLC
P.O. Box 806
Anderson SC 29622

OWNER

ENGINEER OR SURVEYOR

Date: 7-18-24
Drawn By: JWW
Checked: JWW
Job Number: 22212
Revisions: 9

SCALE: 1 in = 100 ft.



This drawing and the design shown thereon are the property of ridgewater engineering & surveying, llc. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

STATEMENT OF INTENT

(REVISED)

for

Barton Hollow

(FKA The Grove)

(PD Development)

for

APPLICANT

Falcon Real Estate Lending, LLC

7 Hindman Dr.

Greenville, SC 29609

Phillip Day

864.907.6509

phillip@falconsouthcarolina.com

Engineer/Surveyor

Ridgewater Engineering & Surveying, LLC

PO Box 806

Anderson, SC 29622

J. Wesley White, PE

864.226.0980

wesley@ridgewatereng.com

7/18/24

I. PROPERTY DESCRIPTION

The Barton Hollow (project) consists of properties located along at the intersection of Highway 418 and Greenpond Rd. The project area is ±28.94-acres and is made up by six (6) parcels as follows and all zoned PD and in the City of Fountain Inn:

- TMS #0562010102800, TMS #0562010102801, TMS #0562010102815,
TMS #0562010102820, TMS #0562010102822, TMS #0562010102822

Water will be provided by Greenville Water and sewer by the Metro Sewer District.

II. DEVELOPMENT OVERVIEW

The project development plan is to annex parcel 1 above and rezone all four parcels to utilize the Planned Development (PD) zoning classification. The development will consist of 5 new access points with three onto Highway 418 and one each onto Highway 651 and Greenpond Rd. The roads within the community will all be private roads that are constructed to City standards. The private roads serving this development will have rolled curb and gutter. Other infrastructure improvements include public water mains, public sewer mains, storm drainage, and common areas. Common areas may be disturbed and undisturbed open space, walking trails, mail centers, wetlands/waters of the state, amenity areas, and other community gathering areas.

III. PROPERTY OWNERS ASSOCIATION

All amenity/common-open space/landscape/bufferyard areas will be owned and maintained by a newly formed Property Owners Association (POA). All roads are to be turned over to the POA for maintenance and care. The POA will also be responsible for maintenance of entrance monuments, landscaping, & site lighting. All stormwater management areas designed and constructed for the project will be designated/included within common areas and the necessary landscaping/screening will be maintained by the POA. Covenants and Restrictions for the project and governing the POA will be drafted and recorded at the Greenville County Register of Deeds Office along with final plat approvals.

IV. AMENITIES, LANDSCAPING, BUFFERS

The proposed development includes approximately 9.13-acres of amenity/common-open space/landscape/bufferyard area, including natural buffers along existing wetlands/waters of the state onsite, with maximum efforts to preserve existing vegetation/trees around the perimeter property. A minimum 15' building setback has been established along all property sides. There will be a 35' building setback established along existing roads. The open space may consist of disturbed and non-disturbed areas, passive open space, walking trails, and community gathering areas consisting of fire pits, dog parks, tot lot (playground), book exchanges, gardens, and gazebos.

V. INNOVATIVE DESIGN APPROACH

It is the development's intent to incorporate innovative design approaches throughout and in a variety of ways. These may include but are not limited to the Sutera system for trash pickup, solar powered street lights, independent charging stations, homes prewired for charging stations, community gardens/book exchanges/gathering areas, rainwater recapturing through bio-retention/wet ponds.

VI. DENSITY

The overall project will consist of 142 single-family residential units (mix of attached and detached) and ± 4.99 -acres of commercial tracts, leaving ± 9.13 -acres of ammenty/common-open space/landscape/bufferyard areas. The project density will be as follows:

	<u>NORTH SIDE</u>	<u>SOUTH SIDE</u>	
RESIDENTIAL AREA:	± 18.24 ACRES	± 5.71 ACRES	= 23.95 ACRES
COMMERCIAL AREA:	<u>± 2.92 ACRES</u>	<u>± 2.07 ACRES</u>	= <u>4.99 ACRES</u>
TOTAL AREA:	± 21.16 ACRES	± 7.78 ACRES	= 28.94 ACRES
TOTAL UNITS:	105 TH + 12 LOTS +	25 LOTS	= 142 TOTAL UNITS
RESIDENTIAL DENSITY:			= 5.9 UNITS/ACRE

VII. SCHEDULE

Construction on the project to start upon obtaining all infrastructure permits and project schedule is anticipated as follows:

Residential: Developed out over the next 12 to 36 months.
Commercial: Tract "A" – Developed out over the next 18 to 24 months
Tract "B" – Developed out over the next 6 to 12 months

VIII. PUBLIC UTILITIES

Water and sewer service providers have been contacted regarding the proposed project and preliminary design and service options have been reviewed. The final design and construction will be completed upon approval of rezoning to PD as part of the overall site improvements and will be turned over to the appropriate public utility provider for ownership.

IX. DEVELOPMENT STANDARDS

1. Commercial Area Permitted Uses:
 - a. All uses in accordance with the current C-2, Commercial Zoning and allowed as such.
 - b. Commercial Area "C" to allow additional use of Self-Service Storage Facility (mini warehouses) as allowed under S-1, Service District Zoning and as defined in Code of Ordinances Appendix A, Article 4.-Definitions.

2. Lot Sizes and Density of Development: The minimum lot size is 2,000 SF for the single-family attached residential units. The proposed density for the residential areas is approximately 5.9 units per acre. The smaller lot sizes allow for greater open space/common area.

3. Building Setbacks

All the proposed setbacks for this project are as follows:

- 15' minimum perimeter setback along adjacent properties.
- 25' minimum setback along Highway 651 with no drive isles or parking within other than the entrance per SCDOT
- 35' minimum setback along all existing road frontages of Milacron Dr/Hwy 418, Greenpond Rd, Tall Pines Rd.
- 20' minimum front yard setback from proposed road right-of-way. (For internal private roads)
- 15' minimum spacing between end units (townhouse units).
- 5' minimum side yard setback (single family detached lots).
- 10' minimum rear yard setback.

4. Proposed minimum 40' right-of-way to be dedicated for all private internal roads.

5. Residential Construction and Maintenance: No mobile homes, trailers, campers or tents shall be permitted as permanent dwellings.

6. Public Improvements: No existing sidewalks are located along either Welpine Rd., a state-maintained road. The proposed project should have no impacts to the roads service level.

X. AMENDMENTS

Any changes to the provisions set forth herein must be approved by the City of Fountain Inn's requirements prior to the implementation of such changes.





AGENDA

August 22, 2024

To: Planning Commission
From: Planning Director, Jason Knudsen
Subject: SP-2024-06, Fountain Grove
Meeting Date: August 22, 2024
Type of Agenda Item: Preliminary Plat Approval
Attachments: Vicinity Map
Zoning Map
Site Plan
Technical Review Letter

OWNER: Hellams Road Associates, LLC
AUTHORIZED REP: Bluewater Civil Design
LOCATION: Hellams ST. & Woodland Dr. (Tax Map #'s 0358000101400 & 0358000101401)
CURRENT ZONING: R-15 (Residential)
SIZE OF PROPERTY: Approximately 8.05 acres

REQUEST

The City of Fountain Inn has received an application for the approval of a preliminary plat. The applicant desires to build 23 lots at a density of 2.9 dwelling units per acre using Open Space Development Option 1.

LOCATION & SITE DESCRIPTION

The property is located at the southeast corner of Hellams St. & Woodland Dr. It is currently a mix of open space and wooded areas with a single home.

ZONING DISTRICT

The residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the residential nature of the area included in the districts. The regulations should provide a mechanism to evaluate each application on its own merit. It is recognized that some concepts will be more appropriate than others and the approval of an application in one location does not necessarily indicate the development will be applicable in other locations. It should also be emphasized that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications as set forth in this Ordinance.

OPEN SPACE RESIDENTIAL DEVELOPMENT

An open space residential development is a residential subdivision in which dwellings are situated on the most developable portion of the site in exchange for the preservation of substantial amounts of open space for recreational, environmental, and ecological reasons. The purpose of open space development is to provide a method of land development that permits variation in lot sizes without an increase in the overall density of population or development. This allows the subdivision of land into lots of varying sizes which will provide home buyers a choice of lot sizes according to their needs, while at the same time, preserving open space, tree cover, scenic vistas, natural drainage ways, and outstanding natural topography. Such measures prevent soil erosion and flooding by allowing development to occur according to the nature of the terrain; provide larger open areas with greater utility for rest and recreation; and encourage the development of more attractive and economical site design.

The developer, while still building the same number of homes, is able to provide a more economical product to the consumer by reducing the overall cost of required sewer, roads, and other infrastructure. Open space development facilitates the economical and efficient provision of public services as well. The resultant subdivision benefits from the open, recreational space and by the placement of houses in a manner more conducive to better social interactions among neighbors.

COMPREHENSIVER PLAN

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

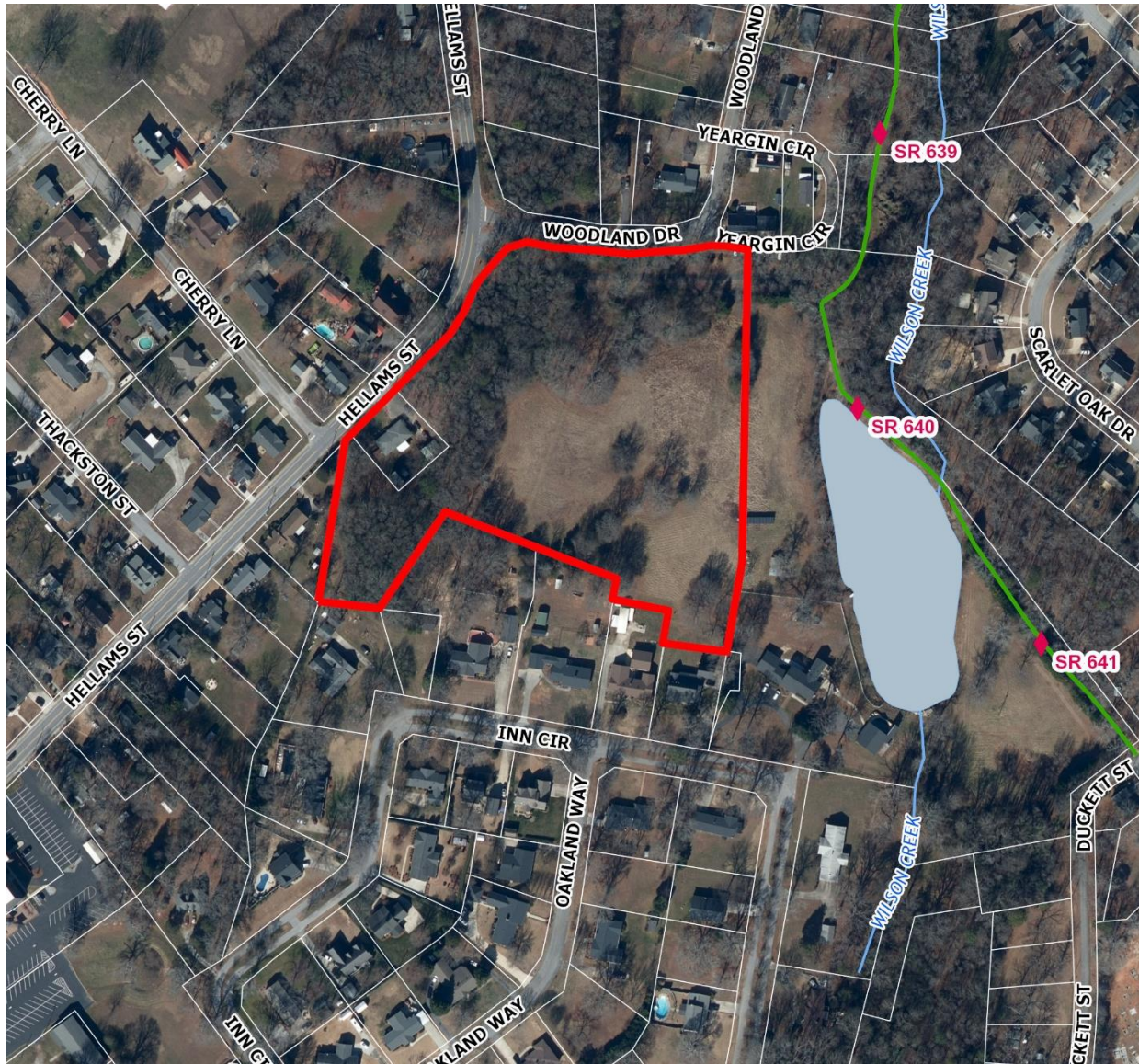
STAFF COMMENTS

Developing using the Open Space Development Option 1 standards limits the dwellings per acre for the R-15 district to 2.9. This option also requires the preservation of at least 15% of the entire acreage as requires common open space. The proposed development is preserving 20.4%. The preliminary plat meets, or exceeds, all the requirements for the open space development. It is also compliant with the Zoning Ordinance and Comprehensive Plan.

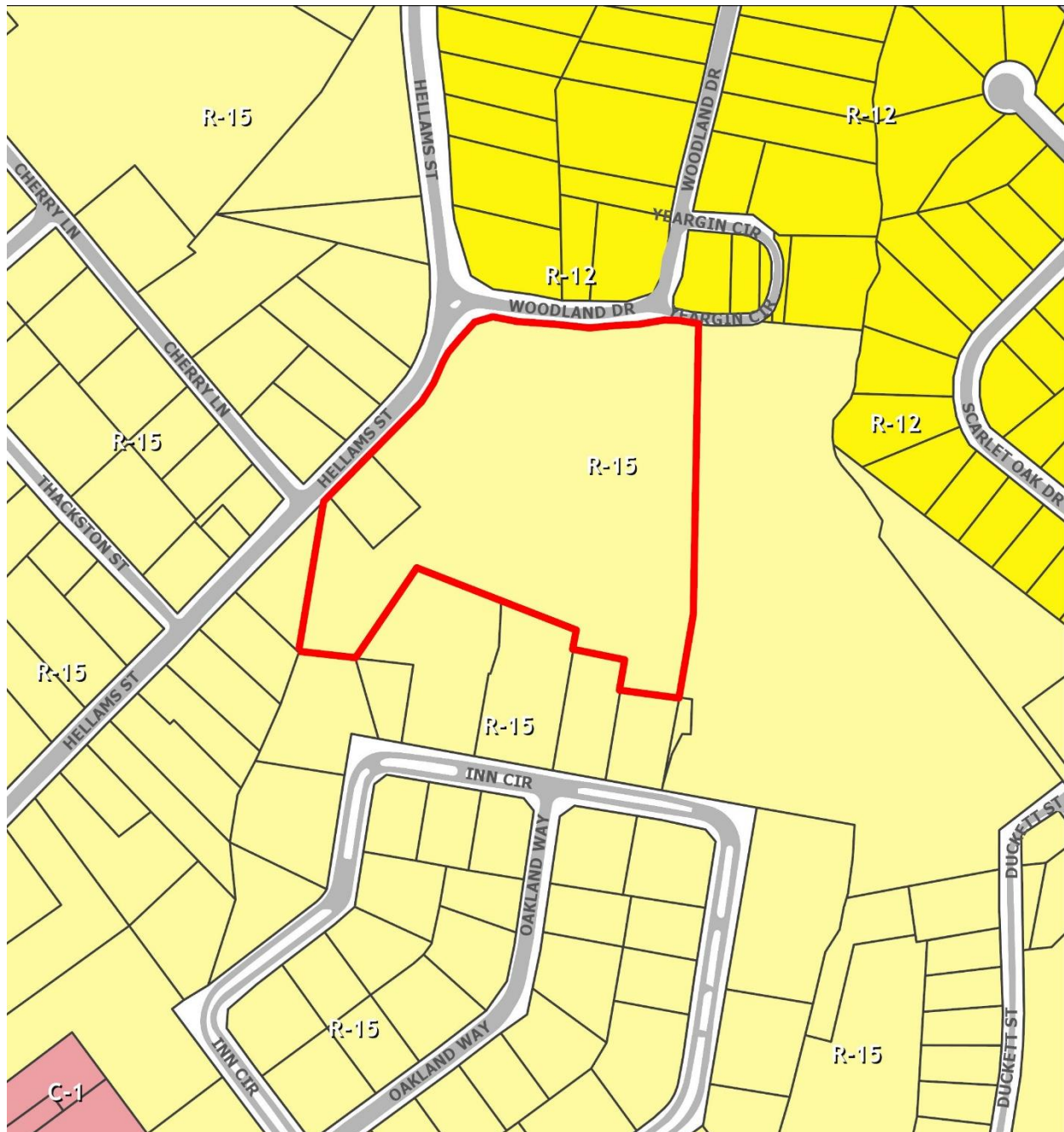
A technical review letter has been attached outlining the necessary revisions to be compliant with the Fountain Inn Zoning Ordinance. Staff is asking for conditional approval of the preliminary plat with the conditions being compliance with the technical review letter.

RECOMMENDED MOTION: I move that the Planning Commission conditionally approval agenda item SP-2024-6 with the condition being compliance with the technical review letter.

VICINITY MAP



ZONING MAP



SITE DATA

TAX MAP NO.:	0358000101400 & 0358000101401
SITE AREA:	±8.05 AC
ZONING:	R-15 CLUSTER OPTION #1
SETBACKS	
HELLAMS STREET:	30'
WOODLAND DRIVE:	30'
EXTERIOR:	25'
PROPOSED ROADWAY:	±1,401 LF (44' PUBLIC ROW)
PROPOSED LOTS:	23 LOTS (60' X 125' TYP.)

- GENERAL NOTES
- ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
 - PUBLIC WATER IS AVAILABLE ALONG WOODLAND DRIVE PROVIDED BY GREENVILLE WATER SYSTEM.
 - SANITARY SEWER IS AVAILABLE ALONG WOODLAND DRIVE AND WILL BE PROVIDED BY CITY OF FOUNTAIN INN.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
 - 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
 - A "STORM WATER MANAGEMENT AND SEDIMENT REDUCTION PLAN" SHALL BE PREPARED FOR THIS PROPERTY AND SHALL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER SHALL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY.
 - THE CITY OF FOUNTAIN INN SHALL NOT BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF STORM WATER MANAGEMENT/QUALITY PONDS OR DEVICES.
 - ALL NEW ROADWAYS WITHIN DEVELOPMENT SHALL HAVE A 40' MIN. PUBLIC R.O.W.
 - SIGHT TRIANGLES SHALL ALLOW FOR UNOBSTRUCTED LINES OF SIGHT. THE PLANTINGS OF TREES, OTHER PLANTINGS, OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY (30) INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE PROPERTY IS PROHIBITED.
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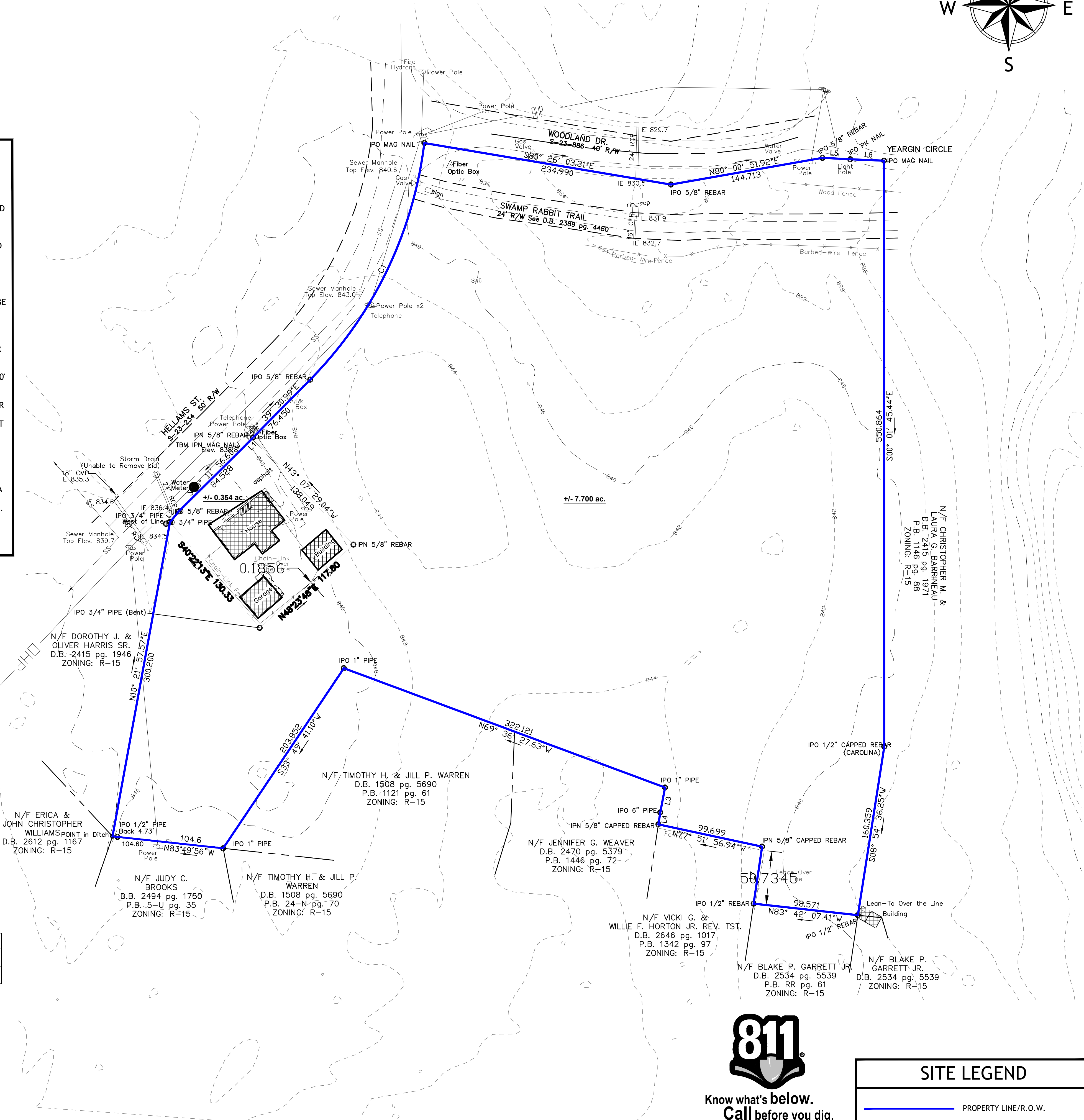
Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	251.41	383.10	N25° 44' 33"E	246.92

Parcel Line Table

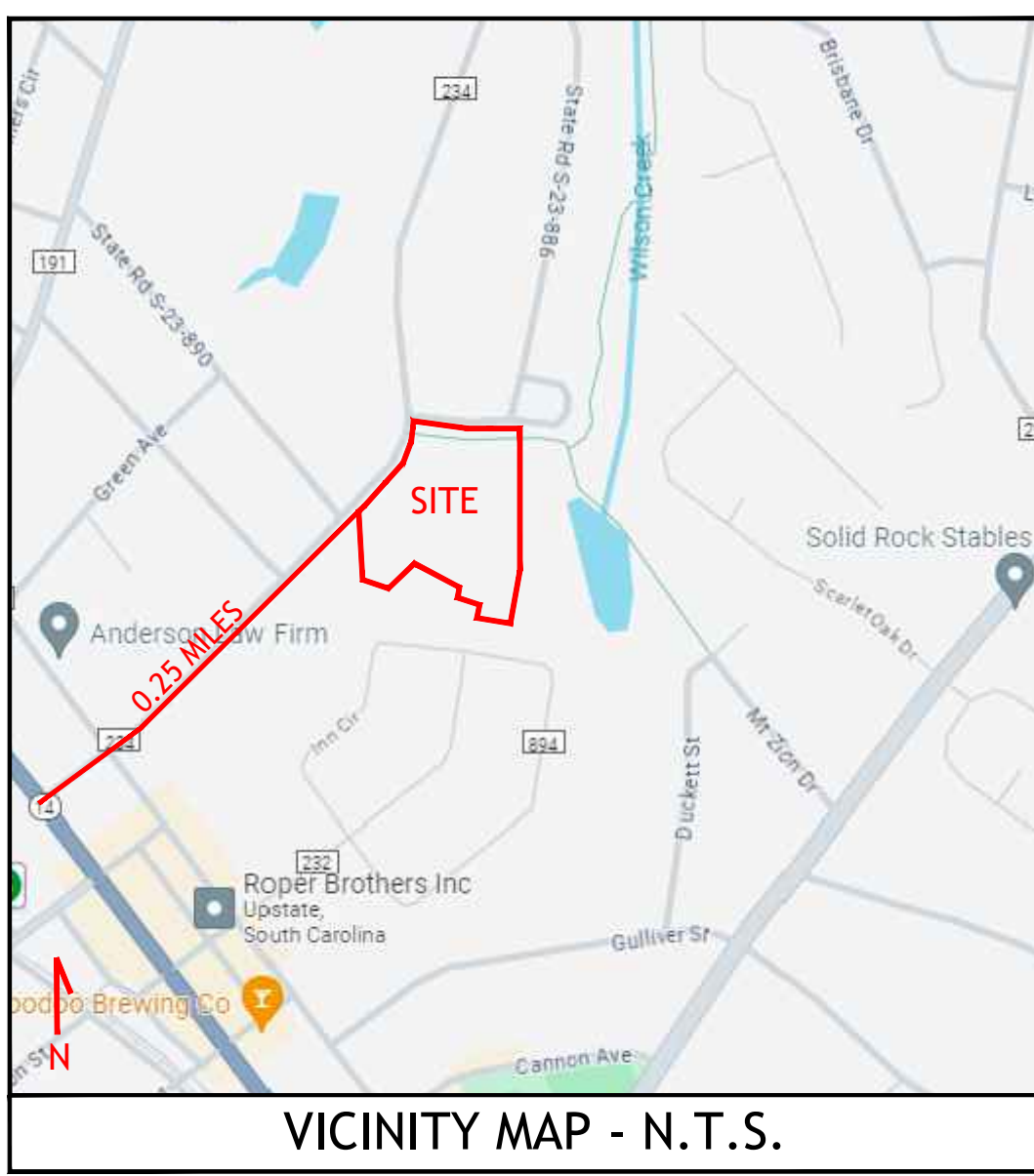
Line #	Length	Direction
L1	13.99	S44°36'05"W
L2	13.15	S39°21'34"W
L3	23.80	N10°57'40"E
L4	11.36	N8°48'43"E
L5	26.17	S87°12'02"E
L6	31.74	S87°31'46"E
L7	54.19	N8°24'43"E

DEVELOPER	CIVIL ENGINEER	SURVEYOR	OWNER
COMPANY: TRUE NORTH DEVELOPMENT, LLC	COMPANY: BLUEWATER CIVIL DESIGN, LLC	COMPANY: STEPHEN R. EDWARDS AND ASSOCIATES, INC.	NAME: HELLAMS ROAD ASSOCIATES, LLC
ADDRESS: 1334 HIGHWAY 14	ADDRESS: 718 LOWNDES HILL ROAD	ADDRESS: 330 SOUTH HIGHWAY 11	TM #: 0358000101400 & 0358000101401
SIMPSONVILLE, SC 29681	GREENVILLE, SC 29607	WEST UNION, SC 29696	GREENVILLE, SC 29607
PHONE: 864-304-0472	PHONE: 864-326-4202	PHONE: 864-718-1120	400 HELLAMS STREET
CONTACT: CLAY DRIGGERS	CONTACT: PAUL HARRISON, P.E.	CONTACT: STEPHEN EDWARDS	FOUNTAIN INN, SC 29644
EMAIL: CLAYDRIGGERS@CHARTER.NET	EMAIL: PAUL@BLUEWATERCIVIL.COM	EMAIL: STEPHENEDWARDS1956@GMAIL.COM	



SITE LEGEND

	PROPERTY LINE/R.O.W.
--	----------------------



PRELIMINARY

Fountain Grove

Developer

True North Development, LLC

Clay Driggers

1334 Hwy 14

Simpsonville, SC 29681

864-304-0472

Engineer

Bluewater Civil Design, LLC

Paul J. Harrison, P.E.

718 Lowndes Hill Road

Greenville, SC 29607

864-326-4202

Total Acreage:

±8.05 AC

Existing Zoning:

R-15 (CLUSTER)

Number of Lots:

23 Lots

New Public Road:

±1,401 LF

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

Project Number: 2024-066

DWG Name: 2024-066 Fountain Grove

Drawing Scale: PP-1.dwg

Date of Project: 07/2024

Engineer of Record:

Paul J. Harrison, P.E.

South Carolina PE# 24224

North Carolina PE# 038371

bluewater

civil design

bluewater civil design, llc

718 Lowndes Hill Road • Greenville, SC 29607

www.bluewatercivil.com • info@bluewatercivil.com

Certificates of Authorization:

SC C04212 - GA PE#005865

NC P0868 - AL CA4065E

FOUNTAIN GROVE

(SFR Subdivision - Preliminary)

Hellams Street & Woodland Drive

City of Fountain Inn, SC

PLAN REVISION

DATE

ISSUE COMMENT

A

07/25/2024

Issued Preliminary Plat

Preliminary Plat

(Existing Conditions)

PP-1A

TAX MAP NO.:	0358000101400 & 0358000101401
<u>SITE AREA:</u>	±8.05 AC
ZONING:	R-15 CLUSTER OPTION #1
<u>SETBACKS</u>	
HELLAMS STREET:	30'
WOODLAND DRIVE:	30'
EXTERIOR:	25'
PROPOSED ROADWAY:	±1,401 LF (44' PUBLIC ROW)
PROPOSED LOTS:	23 LOTS (60' X 125' TYP.)

TOTAL ACRES:	±8.05 AC
ZONING:	R-15 CLUSTER
PERMITTED DENSITY:	2.9 LOTS/AC (23 LOTS)
PROVIDED DENSITY:	2.9 LOTS/AC (23 LOTS)

MINIMUM O.S. REQUIRED:	± 1.21 AC (OPTION 1 = 15%)
MINIMUM O.S. PROVIDED:	± 1.21 AC
MINIMUM DEVELOPABLE O.S. REQUIRED:	±0.60 AC (50% OF TOTAL O.S.)
MINIMUM DEVELOPABLE O.S. PROVIDED:	±0.60 AC
**TOTAL OPEN SPACE PROPOSED: ±1.63 AC (20.2%)	
DEVELOPABLE O.S. PROPOSED:	±1.42 AC
TRACT A (DEVELOPABLE):	±0.22 AC
TRACT B (DEVELOPABLE):	±0.43 AC
TRACT C (DEVELOPABLE):	±0.37 AC
TRACT D (DEVELOPABLE):	±0.24 AC
TRACT E (DEVELOPABLE):	±0.14 AC
TRACT F (DEVELOPABLE):	±0.02 AC
UNDEVELOPABLE O.S. PROPOSED:	±0.21 AC
	(SWAMP RABBIT TRAIL)
TRACT G (UNDEVELOPABLE):	±0.18 AC
TRACT H (UNDEVELOPABLE):	±0.03 AC
(SITE CONSISTS OF NO AREAS WITH STEEP SLOPES OR WITHIN A FLOODPLAIN (0.0% OF TOTAL O.S.))	
**TOTAL UNDEVELOPED COMMON AREA PROPOSED: ±0.53 AC	
TRACT I (UNDEVELOPED):	±0.12 AC
TRACT J (UNDEVELOPED):	±0.41 AC

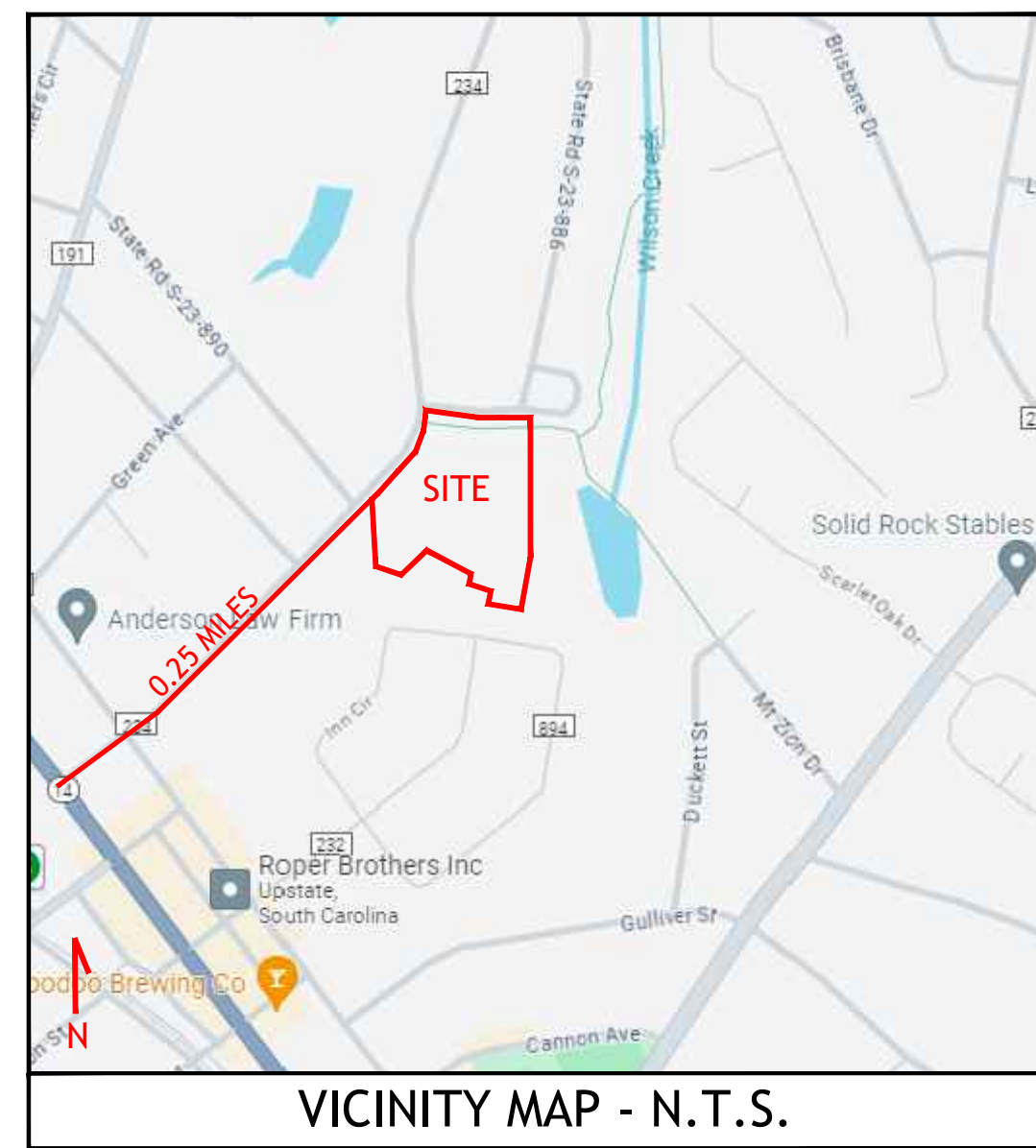
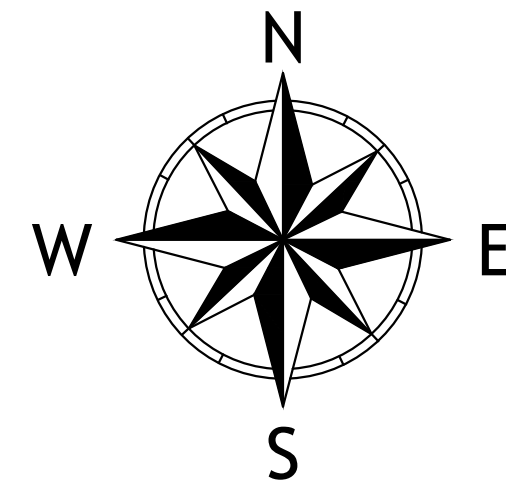
Parcel Table		Parcel Table	
Parcel #	Area	Parcel #	Area
1	7410.34 SF	13	7800.61 SF
2	7500.00 SF	14	8575.25 SF
3	7500.00 SF	15	7978.16 SF
4	7500.00 SF	16	8972.82 SF
5	7500.00 SF	17	7469.87 SF
6	7500.00 SF	18	7481.92 SF
7	8343.00 SF	19	7310.18 SF
8	7500.00 SF	20	8580.09 SF
9	11672.48 SF	21	7500.00 SF
10	7546.97 SF	22	7500.00 SF
11	8636.63 SF	23	7520.56 SF
12	13125.35 SF		

1. ALL NEW LOTS TO HAVE INTERNAL ACCESS ONLY.
2. PUBLIC WATER IS AVAILABLE ALONG WOODLAND DRIVE PROVIDED BY GREENVILLE WATER SYSTEM.
3. SANITARY SEWER IS AVAILABLE ALONG WOODLAND DRIVE AND WILL BE PROVIDED BY CITY OF FOUNTAIN INN.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED UPON INFORMATION PROVIDED BY UTILITY SERVICES.
5. 5' DRAINAGE AND UTILITY EASEMENTS SHALL BE ESTABLISHED ALONG ALL SIDE AND INTERIOR REAR PROPERTY LINES; 10' EASEMENTS SHALL BE ESTABLISHED ALONG EXTERIOR BOUNDARY OF THE SUBDIVISION UNLESS ADJOINING PROPERTY OWNERS HAVE ESTABLISHED EASEMENTS.
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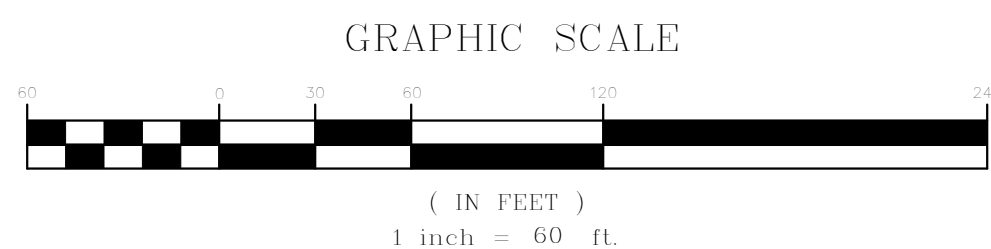
MEADOW VIEW LANE:	±627 LF (44' PUBLIC ROW)
WHISPERING OAKS WAY:	±441 LF (44' PUBLIC ROW)
SUNSET RIDGE LANE:	±332 LF (44' PUBLIC ROW)

The diagram illustrates a standard street cross-section with the following components and symbols:

- ASPHALT PAVEMENT SECTION:** Represented by a solid gray rectangle.
- COMMON AREA / OPEN SPACE:** Represented by a green rectangle with a grid pattern.
- SIDEWALK:** Represented by a light gray rectangle with a pattern of small black dots.
- PROPERTY LINE/R.O.W.:** Represented by a solid blue line.
- PROPOSED BUILDING SETBACK LINE:** Represented by a dashed black line.
- PROPOSED R/W:** Represented by a solid magenta line.
- PROPOSED E.O.P.:** Represented by a solid black line.
- PROPOSED C/L ROAD:** Represented by a dashed black line.
- SIGHT DISTANCE LINES:** Represented by a dashed black line.
- PROPOSED WATER MAIN:** Represented by a solid black line with the label "DW" (Diameter) below it.
- PROPOSED SANITARY SEWER:** Represented by a solid black line with the label "SS" (Sanitary Sewer) below it.



Developer	Engineer
True North Development, LLC Clay Driggers 1334 Hwy 14 Simpsonville, SC 29681 864-304-0472	Bluewater Civil Design, LLC Paul J. Harrison, P.E. 718 Lowndes Hill Road Greenville, SC 29607 864-326-4202
Total Acreage: <u>±8.05 AC</u>	Existing Zoning: <u>R-15 (CLUSTER)</u>
Number of Lots: 23 Lots	New Public Road: ±1,401 LF



Know what's **below**.
Call before you dig.

DEVELOPER

COMPANY: TRUE NORTH DEVELOPMENT, LLC
ADDRESS: 1334 HIGHWAY 14
SIMPSONVILLE, SC 29681
PHONE: 864-304-0472
CONTACT: CLAY DRIGGERS
EMAIL: CLAYDRIGGERS@CHARTER.NET

CIVIL ENGINEER

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

SURVEYOR

COMPANY:	STEPHEN R. EDWARDS AND ASSOCIATES, INC.
ADDRESS:	330 SOUTH HIGHWAY 11 WEST UNION, SC 29696
PHONE:	864-718-1120
CONTACT:	STEPHEN EDWARDS
EMAIL:	STEPHENEDWARDS1956@GMAIL.COM

OWNER	
NAME:	HELLAMS ROAD ASSOCIATES, LLC
TM #:	0358000101400 & 0358000101400
	GREENVILLE, SC 29607
ADDRESS:	400 HELLAMS STREET
	FOUNTAIN INN, SC 29644

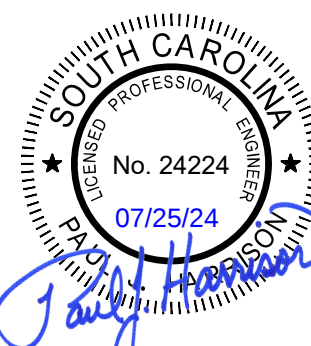
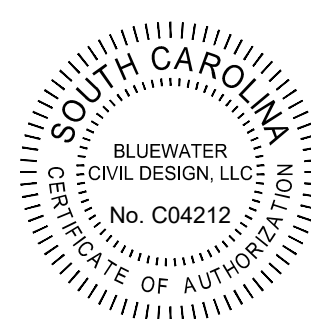
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Project Number: 2024-066
2024-066 Fountain Grove
DWG Name: PP-1.dwg
Drawing Scale: AS NOTED
Date of Project: 07/2024
Engineer of Record:
 Paul J. Harrison, P.E.
South Carolina PE# 24224
North Carolina PE# 038371

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

Certificates of Authorization:
SC C04212 - GA PEF005865
NC P0868 - AL CA4065E

FOUNTAIN GROVE
(SFR Subdivision - Preliminary)
Hellams Street & Woodland Drive
City of Fountain Inn, SC



PLAN REVISION	ISSUE DATE	ISSUE COMMENT
A	07/25/2024	Issued Preliminary Plat

Preliminary Plat

PP-1B



August 14, 2024

Bluewater Civil Design
ATTN: Paul Harrison
718 Lowndes Hill Rd.
Greenville, SC 29607

Subject: Fountain Grove Technical Review

I am not yet able to approve the preliminary plans for Fountain Grove in Fountain Inn. The following comments are provided for your review and comment.

Planning & Zoning Comments

1. Per Chapter 20-30, Site Plan for Land Developments, of the Code of Ordinances, a tree survey must be provided indicating the approximate locations of existing trees on the property to be developed, as well as plans for removal of any such existing trees.
2. Per Chapter 20-32, Tree Planting, Tree Replacement, and Tree Credits, of the Code of Ordinances, all sites developed shall have a minimum tree density at the completion of development of 50 inches diameter breast high (DBH) of trees per gross acre. This minimum density standard shall be based on the total site acreage. Sites, which have a predevelopment tree density of less than 50 inches DBH, shall be permitted to meet the density standard with supplemental trees planted. A landscaping plan indicating compliance is required.
3. Per Chapter 20-33, Protection of Existing Trees, of the Code of Ordinances, a tree protection plan in compliance with the section must be submitted.
4. A lighting plan, including details, must be provided.
5. A permit must be obtained prior to the installation of signage indicating the subdivision name.
6. Unless waived by the Planning Commission, a 5-foot-wide sidewalk is required along Hellams Street.

Fire Marshall Comments

1. The location of fire hydrants must be provided.
2. Additional Fire Department comments will be provided later. Any questions that pertain to potential fire department matters should be directed to Chief Alexander (864-908-3598).

PLANNING & DEVELOPMENT

200 N. Main Street • Fountain Inn, SC 29644 • 864-862-4421 •

Public Works Comments

1. A utilities plan must be provided.
2. A plan must be provided showing road cross sections and design details.
3. A plan must be provided showing sewer location, profiles, design details and elevations.
4. Additional Public Works comments will be provided later. Any comments related to Public Works should be directed to Fred Wilson (864-409-3310).

General Comments

1. If applicable, prior to the issuance of any City permit, please obtain a land disturbance permit from the Greenville County Land Development Division.
2. If applicable, please obtain appropriate encroachment permits from the S.C. Department of Transportation, Greenville County, or Laurens County prior to the issuance of any City permit

Please submit revised plans which address the afore-mentioned comments. Revised plans should be uploaded to our portal at

If you have questions or need additional information, please contact me.

Sincerely,



Jason Knudsen
Planning Director