



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, May 15, 2025 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Planning Commission Meeting Minutes from April 17, 2025
3. Public Hearing(s)
 - a. DOCKET NUMBER: PA-2025-01
APPLICANT: Josh Baker, Gray Engineering
LOCATION: Patton Street
TAX MAP: Tax Map #'s 0337000100806 & 0337000107000
EXISTING ZONING: C-2 & S1
REQUEST: Variance from sidewalk requirement
 - b. DOCKET NUMBER: PA-2025-02
APPLICANT: Joseph Dyches, Canebrake Civil
LOCATION: 601 Fairview Street
TAX MAP: Tax Map # 0342000100304
EXISTING ZONING: C-2
REQUEST: Variance from sidewalk requirement
 - c. DOCKET NUMBER: PA-2025-01
APPLICANT: Lauren Garren, Thomas & Hutton
LOCATION: McCarter Road, Nash Street & South Woods Drive
TAX MAP: Tax Map #'s 0350000100405, 0350000100406,
0350000100407, 0350000100301, 0350000100104, 0350000100300,
9040201001
EXISTING ZONING: C-2, I-1, & R-12
REQUEST: Rezone to FRD
4. Adjourn

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

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

Minutes

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, April 17, 2024 – 6:00PM

1. Call to Order

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

2. Hearing Procedures/Regulations

3. Approval of Minutes

- a. Commissioner Ellisor made a motion to approve the minutes from Thursday March 20, 2025. Commissioner DeRoberts seconded the motion. The motion carried 7-0.

4. Public Hearings

- a. DOCKET NUMBER: SP-2025-02
APPLICANT: Baker Commercial Properties
TAX MAP: 0346000200400
EXISTING ZONING: FRD
REQUEST: Approval for Final Development Plan

Staff presented the case. Charles Barkley with Breakwater, speaking on behalf of Baker Commercial Properties and Fountain Inn Hotel Partners, provided a brief overview of the proposed development, noting that the site plan remains unchanged.

The floor was opened for public comment.

The floor was closed for public comment.

Staff recommended that the Planning Commission approve the item.

Commissioner Ellisor made the motion to approve SP-2025-02. Commissioner DeRoberts seconded the motion. The motion carried 7-0.

b. DOCKET NUMBER: Resolution 2025-03

REQUEST: Recommendation of approval for the Capital Improvement Plan and Development Impact Fee Study

Staff presented the case. Carson Bice, president of Tishler Bice, speaks more into detail regarding Impact Fees.

Fountain Inn staff, the Planning Commission, and the applicant discussed the proposed adoption of impact fees.

The floor was opened for public comment.

The floor was closed for public comment.

Staff recommended that the Planning Commission approve the item.

Staff and the Commission discussed how permit fees support general city services and operations. There was also discussion concerning how the funds could be used.

Commissioner Pease made the motion to approve Resolution 2025-03.

Commissioner Flint seconded the motion. The motion carried 6-1.

5. Adjourn

Commissioner Ellisor made a motion to adjourn at 6:40PM. Commissioner Pease seconded. The motion carried unanimously.



AGENDA ITEM

May 15, 2025

To: Planning Commission
From: Planning & Development Director, Jason Knudsen
Subject: PA-2025-01, Pump South, Sidewalk Variance
Meeting Date: May 15, 2025
Type of Agenda Item: Variance
Attachments: Zoning Map
Aerial Map
Approved Site Plan
Applicant Letter

OWNER(S): Pump South Land LLC
AUTHORIZED REP(S): Josh Baker, Gray Engineering
LOCATION: Patton Street (Tax Map #'s 0337000100806 & 0337000107000)
CURRENT ZONING: C-2, Commercial & S-1, Service
SIZE OF PROPERTY: Approximately 2.79 acres

REQUEST

Pursuant to Article 7:13.4-2(D), of the City of Fountain Inn Zoning Ordinance, the City of Fountain Inn has received a request to eliminate the requirement of a sidewalk in the right-of-way for Pump South.

LOCATION & DESCRIPTION

The site is located along Patton Street and has not yet received an address. The site is currently being cleared and graded for a new building. The entrance for the property is on Patton Street, which does not have sidewalks.

ZONING DISTRICT

Per Section 5:6 of the Fountain Inn Zoning Ordinance: The intent of the C-2 district is to provide goods and services for the convenience of local residents.

Per Section 5:7 of the Fountain Inn Zoning Ordinance: The intent of the S-1 district is to provide a transition between commercial and industrial districts by allowing: (1) commercial uses which are service-related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties.

PLANNING COMMISSION REVIEW

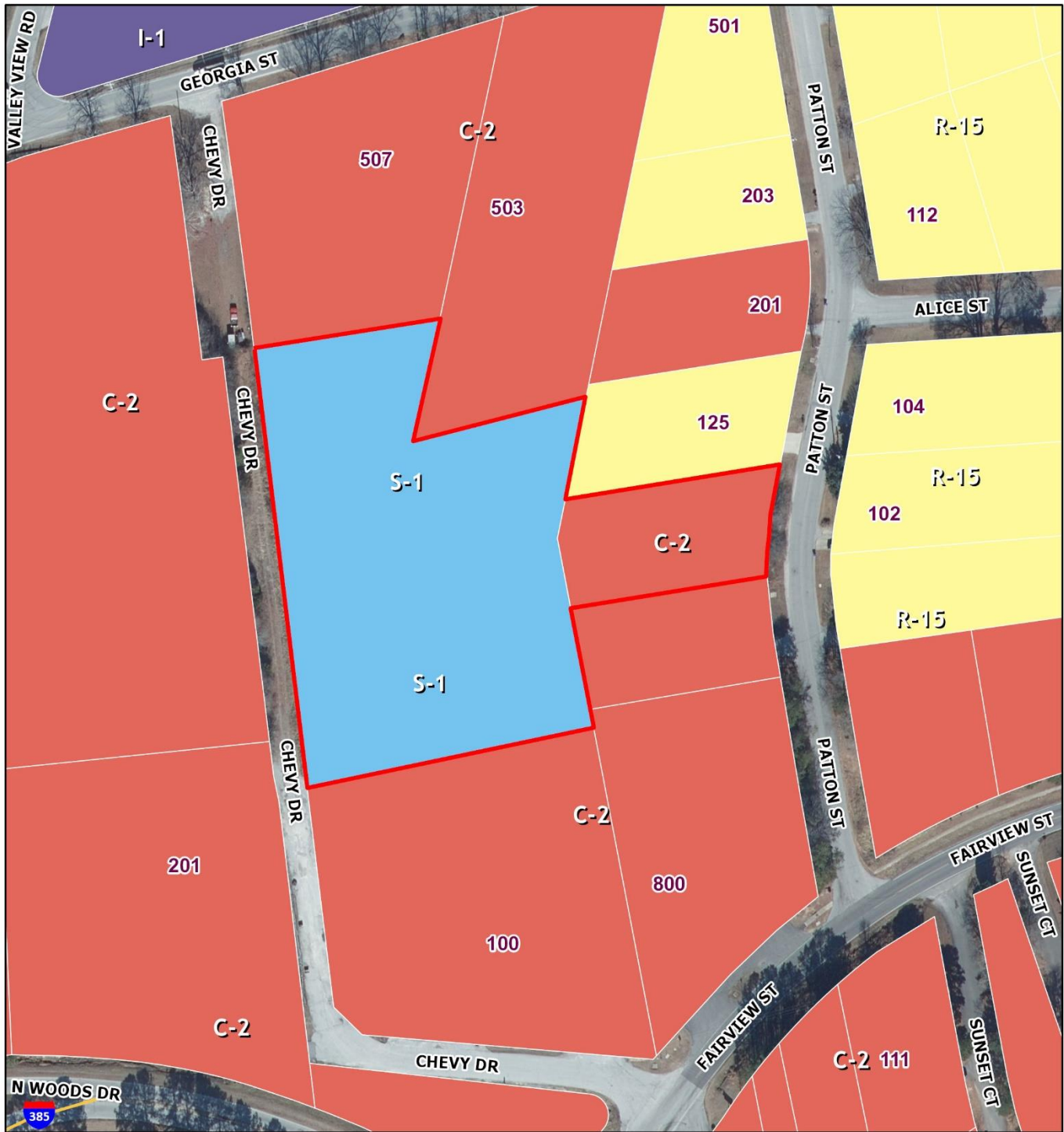
Sidewalks at least six feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. The Planning Commission may waive this requirement as part of the development plan if it finds that the sidewalks will likely not be used.

STAFF COMMENTS

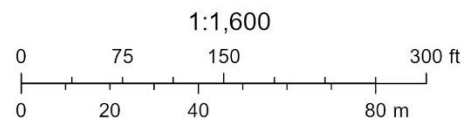
Currently, Patton Street does not have sidewalks on either side of the road. This is the last remaining lot solely fronting Patton Street that is undeveloped. It's staff's opinion that a sidewalk at this location would go unused.

RECOMMENDED MOTION: I move that the Planning Commission Approve the elimination of the sidewalk as proposed in for PA-2025-01.

ZONING MAP



May 8, 2025



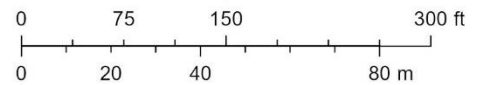
Greenville County GIS Division

AERIAL MAP



May 8, 2025

1:1,600



Greenville County GIS Division



132 Pilgrim Road
Greenville, SC 29607



(864) 297-3027



www.grayengineering.com



4/14/2025

Fountain Inn Planning & Development Department
200 N Main Street
Fountain Inn, SC 29644

RE: Pump South
Sidewalk Variance Request

To Whom it May Concern,

On behalf of the landowner and developer of Pump South—a proposed warehouse that will house a pump manufacturing operation off Patton Street—we are respectfully requesting a variance from two sidewalk installation requirements: (1) the requirement to install a sidewalk along the public road frontage abutting the project, and (2) the requirement to install a sidewalk that connects the public right-of-way to the front entrance of the proposed warehouse. We believe the following justifications support the removal of these requirements from our project.

Pump South is an established pump manufacturing business currently operating in downtown Fountain Inn. Due to rapid growth, the company is in need of a larger facility to accommodate its expanding operations. At its current location, Pump South does not serve walk-in customers and instead operates on a call-ahead, appointment-only basis. This operational model will continue at the new facility, which is situated on the outskirts of the city near a highway. Any visitors will arrive by vehicle, with ample on-site parking and internal walkways providing direct access to the building's entrance. A public sidewalk along Patton Street or one leading from the street to the front door would not serve a functional purpose and would only compromise the safety and security of the facility.

Given the warehouse's proximity to the highway, the landowner is particularly concerned about the potential for unwanted foot traffic, especially during nighttime hours. A sidewalk leading directly from the public street to the facility could inadvertently invite trespassing, vandalism, or other illegal activity. While a secured gate that is provided at the car/truck entrance driveway will help prevent unauthorized vehicular access, a sidewalk would provide an unimpeded pedestrian route to the building—posing a significant security risk the owner is not equipped to mitigate. Preserving the ability to restrict access is critical to the safe operation of this business.

Additionally, Patton Street is a narrow, SCDOT-owned roadway that currently lacks sidewalk infrastructure along its length. In several areas, thick vegetation directly abuts the roadway, leaving no practical space for a sidewalk. The surrounding area is a blend of heavy industrial and older residential development, none of which is currently served by pedestrian infrastructure. Installing a sidewalk in front of our site would create an isolated segment disconnected from any broader pedestrian network—a sidewalk to nowhere—which poses a safety risk to anyone who might attempt to use it.

In summary, the requested variances are supported by the specific nature of the business, the characteristics of the site, and the context of the surrounding area. Sidewalks in this location would provide no meaningful pedestrian benefit, introduce safety and security concerns, and be inconsistent with existing infrastructure. For these reasons, we respectfully request approval of the variance and appreciate your consideration of our unique circumstances.

If you have any questions or concerns, please don't hesitate to call or email. Thank you again for your faith in Gray Engineering and taking time to review our proposal.

Sincerely

A handwritten signature in blue ink, appearing to read 'Josh Baker'.

Josh Baker, PE
Project Manager

Entrance Looking Left



Entrance Looking Right



Overhead View of Site





AGENDA ITEM

May 15, 2025

To: Planning Commission
From: Planning & Development Director, Jason Knudsen
Subject: PA-2025-02, Capstone Church, Sidewalk Variance
Meeting Date: May 15, 2025
Type of Agenda Item: Variance
Attachments: Zoning Map
Aerial Map
Approved Site Plan
Applicant Letter

OWNER(S): Capstone Church
AUTHORIZED REP(S): Joseph Dyches, Canebrake Civil
LOCATION: 601 Fairview Street (Tax Map # 0342000100304)
CURRENT ZONING: C-2, Commercial
SIZE OF PROPERTY: Approximately 5.9 acres

REQUEST

Pursuant to Article 7:13.4-2(D), of the City of Fountain Inn Zoning Ordinance, the City of Fountain Inn has received a request to delay the requirement to continue the sidewalk in the right-of-way in front of Capstone Church. The church is expanding their campus and requests to delay the requirement until redevelopment of the house located at 613 Fairview St., which is on the same tax map number but not part of the expansion.

LOCATION & DESCRIPTION

The site is home to Capstone Church and is located on the south side of Fairview Street. There is an existing sidewalk on the north side of the street that goes from Main Street to the ramps for I-385. The south side of the street has sidewalk, with missing sections, from Main Street to a crosswalk in front of Capstone Church that leads to the elementary school entrance.

ZONING DISTRICT

Per Section 5:6 of the Fountain Inn Zoning Ordinance: The intent of the C-2 district is to provide goods and services for the convenience of local residents.

PLANNING COMMISSION REVIEW

Sidewalks at least six feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. The Planning Commission may waive this requirement as part of the development plan if it finds that the sidewalks will likely not be used.

STAFF COMMENTS

The church is expanding their campus but will not be redeveloping the area where a home currently sits (613 Fairview Street). The sidewalk they are asking not to build at this time would be in front of that home. Staff agrees with the request as the sidewalk would not connect to additional sidewalk past their property and could lead pedestrians past the crosswalk they should use to access the full sidewalk on the other side of the street. The church has agreed to install the sidewalk when the area where the house is is redeveloped.

RECOMMENDED MOTION: I move that the Planning Commission Approve the elimination of the sidewalk requirement as proposed in for PA-2025-02.

SITE PLAN

ABBREVIATIONS:

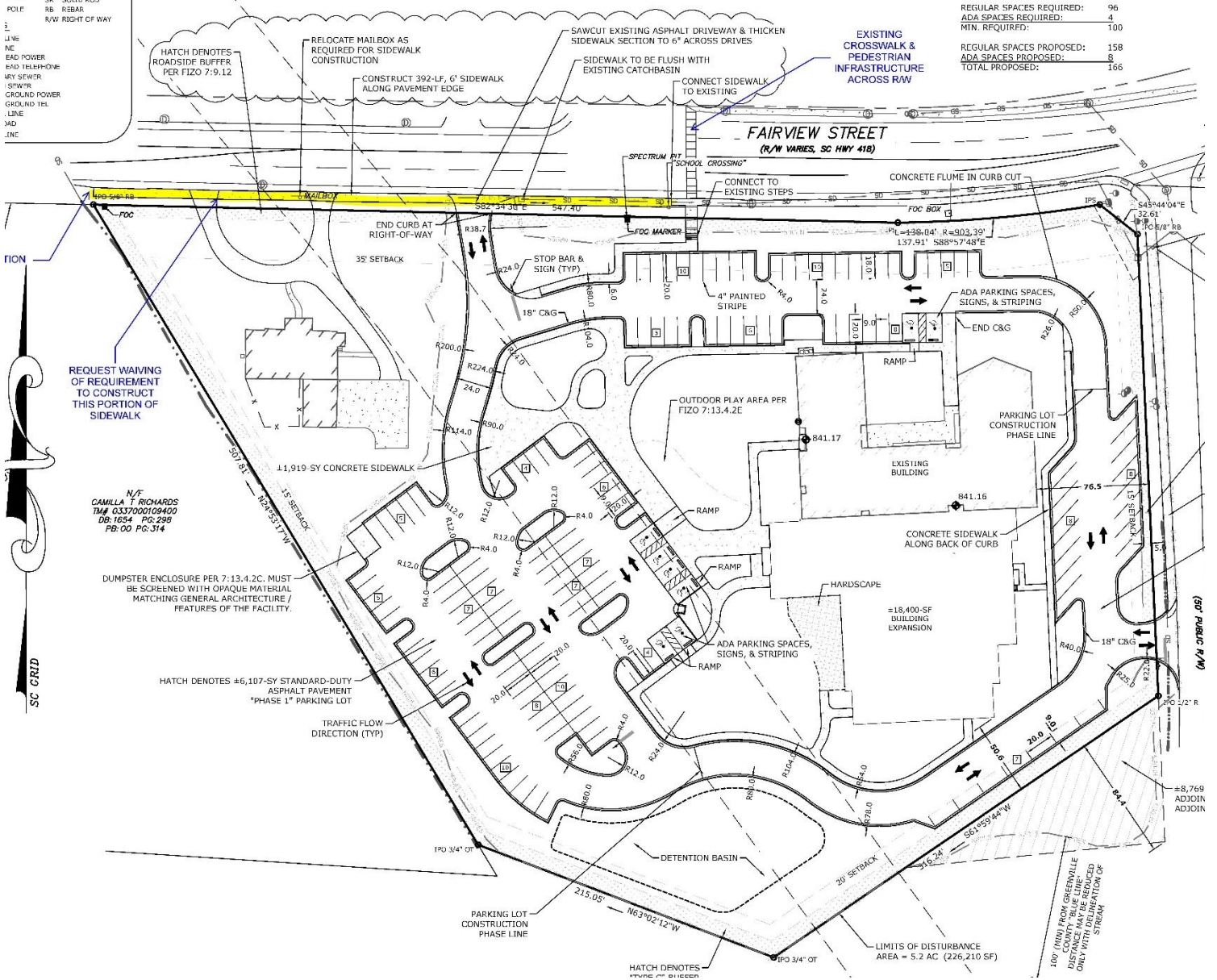
CL	CURB TOP
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
EL	ELEVATION
IPS	IRON PIPE SET
IPO	IRON PIPE O.D.
M&C	NAIL & CAP
OT	OPEN TOP
SR	SOLID RIGID
RB	REBAR
R/W	RIGHT OF WAY

PARKING CALCULATION:

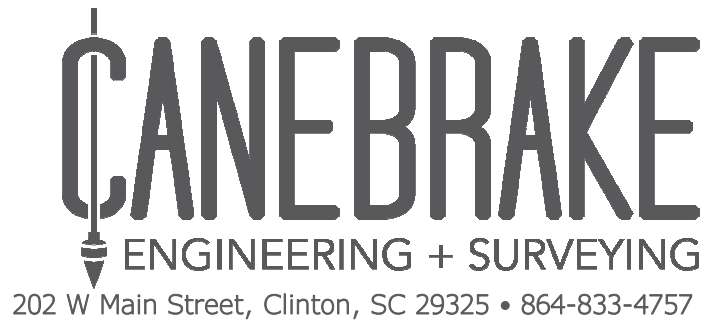
ZONING: B6, INDUSTRIAL
USE: CHURCH

PARKING REQUIREMENTS:
MIN: 1 SPACE PER 4 SEATS IN SANCTUARY
SEATS = 381
MAX: N/A

REGULAR SPACES REQUIRED:	96
ADA SPACES REQUIRED:	4
MIN. REQUIRED:	100
REGULAR SPACES PROPOSED:	158
ADA SPACES PROPOSED:	8
TOTAL PROPOSED:	166



April 15, 2025



**Subject: Transmittal to Fountain Inn Planning / Planning Commission
Capstone Church – Campus Improvements
CEAS Project: 21.068-E**

Please find attached the application and request for Planning Commission review and approval. This request addresses the proposed sidewalk along Fairview Street based on our understanding of the intent of the ordinance. All other considerations of Planning/Zoning have or will be addressed through the construction of the site.

The applicant would like consideration of the Planning Commission to;

Waive the requirement for the additional sidewalk along Fairview Street beyond (west of) the existing school crosswalk.

We believe this is a reasonable request for a few reasons including;

- Initial conversations with City staff (2021) indicated that the existing sidewalk would be sufficient and the requirement for construction of additional sidewalk was not introduced until the end of the permitting process.
- Adequate sidewalk exists along the north side of Fairview Street (across from the church) and a connection point is established across the roadway.
- There is no adjoining sidewalk on the south side of Fairview Street for a connection to be made and to our knowledge there is not intention of sidewalk construction extending down the right-of-way.
- It is our understanding that this roadway and access into the school property is being reworked and it is likely that the construction in the right-of-way will be removed or altered as part of that process.

Based on the above information we feel that it is reasonable to waive the sidewalk requirement until such time that it becomes a logical and natural fit within the context of the right-of-way.

We appreciate your consideration and if you have any questions that you would like us to address please do not hesitate to contact me at 864-833-4757 (office) / **843-441-2630 (mobile - preferred)**, or by email at **joseph@canebrakecivil.com**

Thank you,

A handwritten signature in blue ink, appearing to read "J. Dyches", is written over a faint, illegible printed name.

Joseph Dyches, P.E., P.L.S.



AGENDA ITEM

May 15, 2025

To: Planning Commission
From: Planning & Development Director, Jason Knudsen
Subject: PZ-2025-01, Golden Strip Medical Park
Meeting Date: May 15, 2025
Type of Agenda Item: Rezoning
Attachments: Zoning Map
Aerial Map
Proposed Statement of Intent
Proposed Concept Plan

OWNER(S): ihscbd Services II, LLC
AUTHORIZED REP(S): Lauren Garren, Thomas & Hutton
LOCATION: McCarter Road, Nash Street & South Woods Drive (Tax Map #'s 0350000100405, 0350000100406, 0350000100407, 035000100301, 0350000100104, 0350000100300, 9040201001).
CURRENT ZONING: C-2 (Commercial), I-1 (Industrial), & R-12 (Residential)
SIZE OF PROPERTY: Approximately 51 acres

REQUEST

Pursuant to Section 5:9.6, of the City of Fountain Inn Zoning Ordinance, the City of Fountain Inn has received a request to rezone approximately 51 acres along McCarter Road (HWY 418) to the FRD District (Flexible Review District).

Per the applicant, "The proposed Golden Strip Medical Park is located in the City of Fountain Inn, South Carolina. The overall +/-51-acre site is located the northeast quadrant of the intersection of South Woods Drive and McCarter Road. The site is currently planned to have two medical facilities located near the northwestern portion of the overall site along McCarter Road. Future medical facility development in the western portion of the site is anticipated at a later date. To facilitate the proposed medical facilities, we are requesting to rezone to a Flexible Review District (FRD).

We are requesting the site to be rezoned to FRD to allow for increased parking to facilitate patient needs based on historic data and allow the buildings to be away from McCarter Road and Nash Street with in the Overlay District.

The proposed Golden Strip Medical Park will facilitate an increase in medical facilities and services within and near the City of Fountain Inn. An addition, improvements to the site to improve public use is planned to consist of a signalized entrance into the site, dedicated turn lanes into the site, and public right of way sidewalk from the proposed Boulevard to the north property line.”

LOCATION & DESCRIPTION

The parcels are a mix of open land, trees, and a vacant warehouse.

PROPOSED ZONING DISTRICT

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

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.

COMPREHENSIVE PLAN

These parcels have the future land use designation of “Downtown.” 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.

PLANNING COMMISSION REVIEW

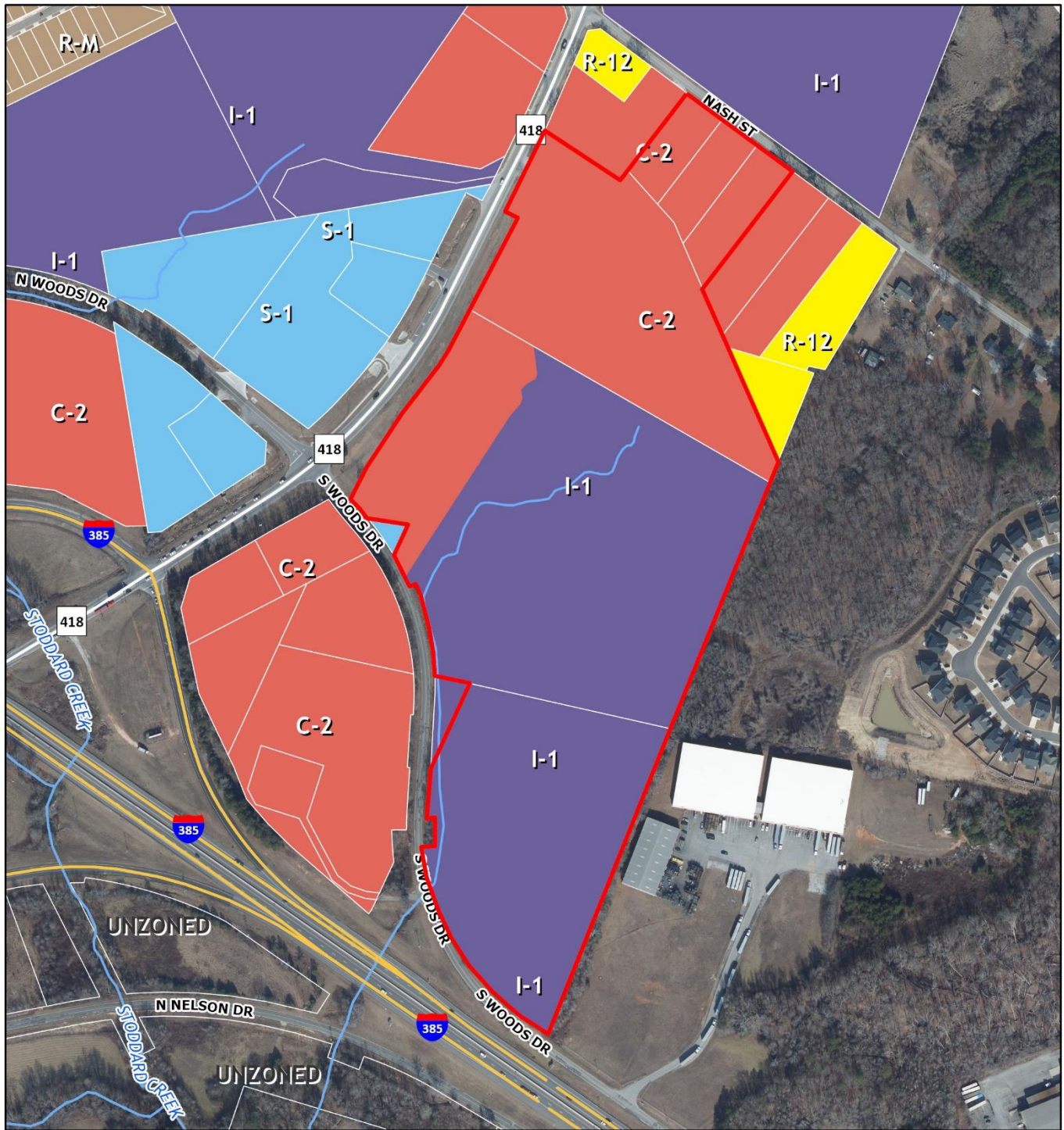
It is the duty of the Planning Commission to review all applications for rezoning and provide the City Council with a recommendation. An FRD (Flexible Review District) includes the requirement of a Statement of Intent and Concept Plan that is to be reviewed and considered in the Commission’s recommendation.

STAFF COMMENTS

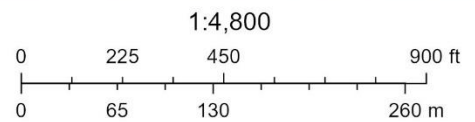
A project of this scale and use has many unique requirements that would find the current Zoning Ordinance restrictive and unyielding. To address these potential issues and allow for a project designed to provide the best in form and function, staff recommends approval of the rezoning to the FRD district.

RECOMMENDED MOTION: I move that the Planning Commission recommend approval of PZ-2025-01 as presented.

GREENVILLE COUNTY ZONING MAP



May 8, 2025



Greenville County GIS Division

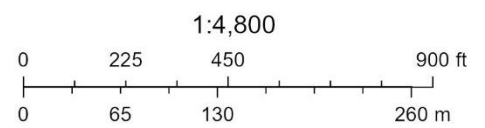
LAURENS COUNTY ZONING MAP



AERIAL MAP



May 8, 2025



Greenville County GIS Division



MEMORANDUM

TO: City of Fountain Inn

FROM: Lauren Garren, PE – T&H

DATE: 2025-04-17; Revised 2025-05-05

SUBJECT: Statement of Intent and Variances for the Golden Strip Medical Park

JOB NO.: 30236.0004

Statement of Intent

Introduction:

The proposed Golden Strip Medical Park is located in the City of Fountain Inn, South Carolina. The overall +/-51-acre site is located the northeast quadrant of the intersection of South Woods Drive and McCarter Road. The site is currently planned to have two medical facilities located near the northwestern portion of the overall site along McCarter Road. Future medical facility development in the western portion of the site is anticipated at a later date. To facilitate the proposed medical facilities, we are requesting to rezone to a Flexible Review District (FRD).

Public Improvements:

The proposed Golden Strip Medical Park will facilitate an increase in medical facilities and services within and near the City of Fountain Inn. An addition, improvements to the site to improve public use is planned to consist of a signalized entrance into the site, dedicated turn lanes into the site, and public right of way sidewalk from the proposed Boulevard to the north property line.

Public Facilities:

This site currently has near by water, sewer, gas, and power facilities. At this time, we have identified that Greenville Water is the water provider and has an existing 16-inch water main located along McCarter Road. More details on the capacity required for the facility will be determined when the medical facilities are in the design phase. Once capacity is determined, we will provide an approved Capacity Letter from Greenville Water for each phase of development on this site.

There are existing sewer lines surrounding the project site. Manholes located along the northern portion of the site are owned and maintained by the City of Fountain Inn. The

existing line through the site is owned and maintained by Re-Wa. For phase one of the proposed developments, we anticipate connecting service to both the City of Fountain Inn line and the Re-Wa line. As we receive further sanitary sewer loading, we will reach out to both municipalities to receive capacity letters or each phase of development on the site.

Underground natural gas lines run along McCarter Road. At this time, we anticipate small service lines will be required to serve the proposed medical facilities. At this time, we do not have a natural gas loading. However, coordination with the Fountain Inn Natural Gas will be made to ensure there is capacity for the required natural gas service.

Duke Power has confirmed that they are the power provider at this project site. When power loading is known, the Mechanical, Electrical and Plumbing (MEP) engineers coordinate with Duke Power to confirm capacity and the ability to serve power.

Architectural Style:

Refer to attached Exterior Elevation Renderings.

Landscaping and Screening: Joe and Zaid

The primary intent of the landscape is to improve the overall quality of life, enhance the environment, and contribute to the aesthetic appeal of development. The selection, size and location of material to comply with all applicable codes set forth by the City of Fountain Inn and Greenville County. The following landscape will be provided to meet all applicable code.

Landscape buffers will be provided along the north and west property lines to screen road and adjacent parcels from the development. These buffers range from 10' to 30' based on adjacent use and site restrictions. Plant material within buffers to meet size, quantity, and spacing requirements set forth in Sec.5:11. Plant material within the existing woodland and wetlands to the south and east will be preserved to satisfy buffer requirements along their respective property lines. All information pertaining to existing material will be provided in plans.

Landscape screening will be provided around all loading, outdoor storage and utility service areas where feasible per Sec. 5:9.10.7. Screening will also be provided along the stormwater basin located at the corner of McCarter Rd and S Woods Dr. This screen will be comprised of an aluminum ornamental fence meeting Fountain Inn requirements in combination with an evergreen screen capable of forming a continuous opaque screen, with individual plantings spaced not more than five feet apart.

Landscaping within parking areas will be added to reduce the adverse visual, environmental, and aesthetic effects of parking lots, drives, and loading areas. Plants will be located within landscape island and along the perimeter to meet both interior and perimeter requirements listed in Sec. 5:9.10. Since this development is included in a GCO, special attention will be given to provide adequate shade and aesthetic dimension that will promote user safety and enjoyment as stated in Sec. 5:12.7.

Tree protection will also be included meeting Greenville County Tree Standards. Calculations and summaries will be listed on plans to ensure density units are met.

Pond Maintenance and Screening:

On site stormwater management ponds will be Maintained by Prisma Health. Basins to be inspected by a registered professional engineer every (5) years. Outlet control structures to be inspected on a regular basis and repairs made as necessary. Sediment accumulation to be removed by the contractor at the end of construction and regraded to the approved plans. The grass is to be mowed on a regular basis. Slopes are to be inspected on a regular basis with prompt repair of any eroded areas. Trash to be removed from within and around the ponds and outlet structures on a regular basis and after a large storm event. Outlet discharges and emergency spillways are to be inspected on a regular basis and after large storm events. Pond bottoms are to be inspected and repaired/cleaned/regraded as necessary to maintain positive drainage to outlets and keep pond bottom free of loose sediment. The owner is to inspect the pond twice a year and after large storm events. Accumulated sediment is to be removed from the pond as needed.

The onsite Stormwater pond near McCarter will have black ornamental fencing. The remaining ponds will not have fencing but will be screened per the City of Fountain inn Ordinance.

Pedestrian Access and Circulation:

For phase one of the proposed development, raised crosswalks, sidewalk, and striped crosswalks have been shown to direct pedestrian traffic safely from the parking areas to the vestibules of the proposed buildings. For phase one, buildings are treated as separate sites in terms of pedestrian circulation. Patients attending one building on site will likely not need the other on the same day.

For the future development of the site, we anticipate providing the same style of pedestrian circulation with raised crosswalks, sidewalks, and striped crosswalks to delineate pedestrian pathways to each building's vestibules.

Variiances

Due to the nature of the proposed development, many of the Gateway Corridor Overlay District's codes cannot be applied to the site.

Setback Requirements:

To facilitate customer experience, the building exceeds the required 20-foot maximum Gateway Corridor Setback requirement. This allows for drop-off and pharmacy loops at both the front and rear of the building.

The rear setback requirement for the site in the overlay corridor is 10 feet minimum with an increase of 1 foot per 3 foot of building height above 12 feet. For our current phase the planned building is approximately 45 feet tall. Per this regulation, that would require a 21-foot rear setback. Due to not knowing what the full build out condition of the site will entail we have used a 30' rear setback where abutting residential property for the total 51 acres.

The side setback regulation for the Gateway Corridor District is a minimum of 5 feet and a maximum of 12 feet on one side. Due to the size and functionality of the proposed medical facilities, the buildings are centrally located on each side of the planned boulevard and do not meet this requirement. We have dedicated a 20' side setback on Nash Street to allow for a Landscape Buffer.

Parking:

The Gateway Overlay Corridor does not permit parking areas along frontage or between a building and road. In order to facilitate entrances to both the front and rear of the buildings and creating the boulevard entrance to both sites, parking was placed between McCarter Road and the proposed building locations. A 15-foot landscape buffer will be utilized to screen the parking areas from McCarter Road. This meets the minimum requirement of a Roadside Buffer in Article 7.9.12 of an average planting width of 10 feet.

Along Nash Street, a 20-foot landscape buffer will be utilized to provide screening of the proposed parking lot from Nash Street. This meets the minimum requirement of a Roadside Buffer in Article 7.9.12 of an average planting width of 10 feet.

According to the Parking Ratios Table, the maximum parking spaces for Medical or Dental is 1 per 300 square feet plus 1 space for each 2 employees. At this time, the gross square footage (GSF) of the proposed northern medical facility will be no larger than 130,000 square feet. At the time of this memorandum, we do not have approximate employee counts. However, based on historical data of similar sites a parking ratio of 5 spaces per 1,000 GSF typically promotes a positive parking experience allowing for enough parking for both customers and employees. We are currently providing a parking ratio between 4.0 spaces per 1,000 GSF and 5.0 spaces per 1,000 GSF for this proposed medical facility to compromise between the code and historical data. This ratio will still likely be overparked according to Fountain Inn Code. Pervious materials will not be used for parking spaces as the existing soil on site contains medium to high plasticity clays and silts that do not allow for positive infiltration. All parking runoff will be captured by the stormwater ponds and meet water quality requirements.

The southern most proposed medical facility will be no larger than 30,000 GSF. At the time of this memorandum, we do not have an approximate employee count for this building. However, as stated previously, historically 5 spaces per 1,000 GSF typically promotes a positive parking experience for both the customers and employees. For this building we are providing between 4.0 spaces per 1,000 GSF and 5.0 spaces per 1,000 GSF for the southernmost proposed building to compromise between code and historical data. This ratio will still likely be overparked according to Fountain Inn Code. Pervious materials will not be used for parking spaces as the existing soil on site contains medium to high plasticity clays and silts that do not allow for positive infiltration. All parking runoff will be captured by the stormwater ponds and meet water quality requirements.

Landscape Buffers:

As mentioned above, Landscape Buffers will be provided along the front, sides, and rear of the 51 acres. For the Gateway Corridor Overlay district, according to Article 5.11, the proposed use will require a Type D Transition Yard where our nonresidential site abuts the residential zoned lots north and northeast of the site. According to Table – 2 in Section 5:11.4 we can have varying sizes of buffers from 10 to 31+ feet that requires a varying amount of trees/shrubbery per square feet.

According to the FRD Base Zoning, screening is required along side and rear lot lines where a non-residential use is adjacent to a residential use/district. The FRD base zoning buffer requirement is a 6-foot-tall wall, fence, berm, or evergreen screening plant material or combination of. Additionally, a 25-foot buffer is required when adjacent to a residential use. The Owner will provide a combination of either the wall, fence, berm, or screening abutting the residential property within the limits of disturbance for each phase of the overall site development.

For the majority of the site that abuts a residential area, we will maintain a 30-foot landscape buffer. For approximately 100 linear feet we will taper down to a 10-foot landscape buffer. Therefore, averaging approximately 25 feet throughout this area to meet the FRD and Overlay District Requirements. Within our varying buffer, we will refer to Table – 2 for planting quantities with the associated widths.

Grading will be required in the landscape buffers. In the side and rear setback abutting the residential zoning, a bypass ditch will be required to move the existing water from Nash Street that currently discharges into the project site and flows to the existing wetland. This ditch will collect the existing discharge and collect it into a piped system directly to the wetland so not to change the existing drainage pattern.

Loading, Outdoor Storage, Utility Services:

According to the FRD base zoning, loading areas, outdoor storage, and utility service areas are to be screened. Screening may be accomplished by a solid opaque fence or wall that is at least 6 feet high and is made of the same or compatible material as the material of the principal building. Evergreen plant material which can be expected to reach a height of 6 feet within 3 years of planting may also be used. At this time, we anticipate screen walls around utility service areas and trash compactors. Due to the nature of the site, screening is not feasible at the truck dock area. Deliveries to this facility typically will be box trucks and at a low volume.

Pond screening:

The pond located along McCarter Road will be fenced as per Article 5.11 by a black ornamental fence. The remaining ponds will not be fenced. Landscape screening will be provided as required by Article 5.11.

Sidewalks:

According to the FRD Base Zoning, 5-foot minimum sidewalks are required along all sides of the lot that abut a public right of way. At this time, we are proposing to provide sidewalk from the new proposed boulevard and pedestrian crossing at the signal and continuing it north along McCarter Road until we reach the property line. We are not proposing to extend the sidewalk south due to low commercial activity. This will require coordination with SCDOT as well as an encroachment permit. SCDOT will need to confirm its feasibility.

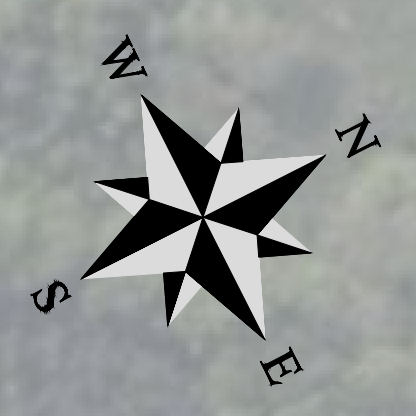
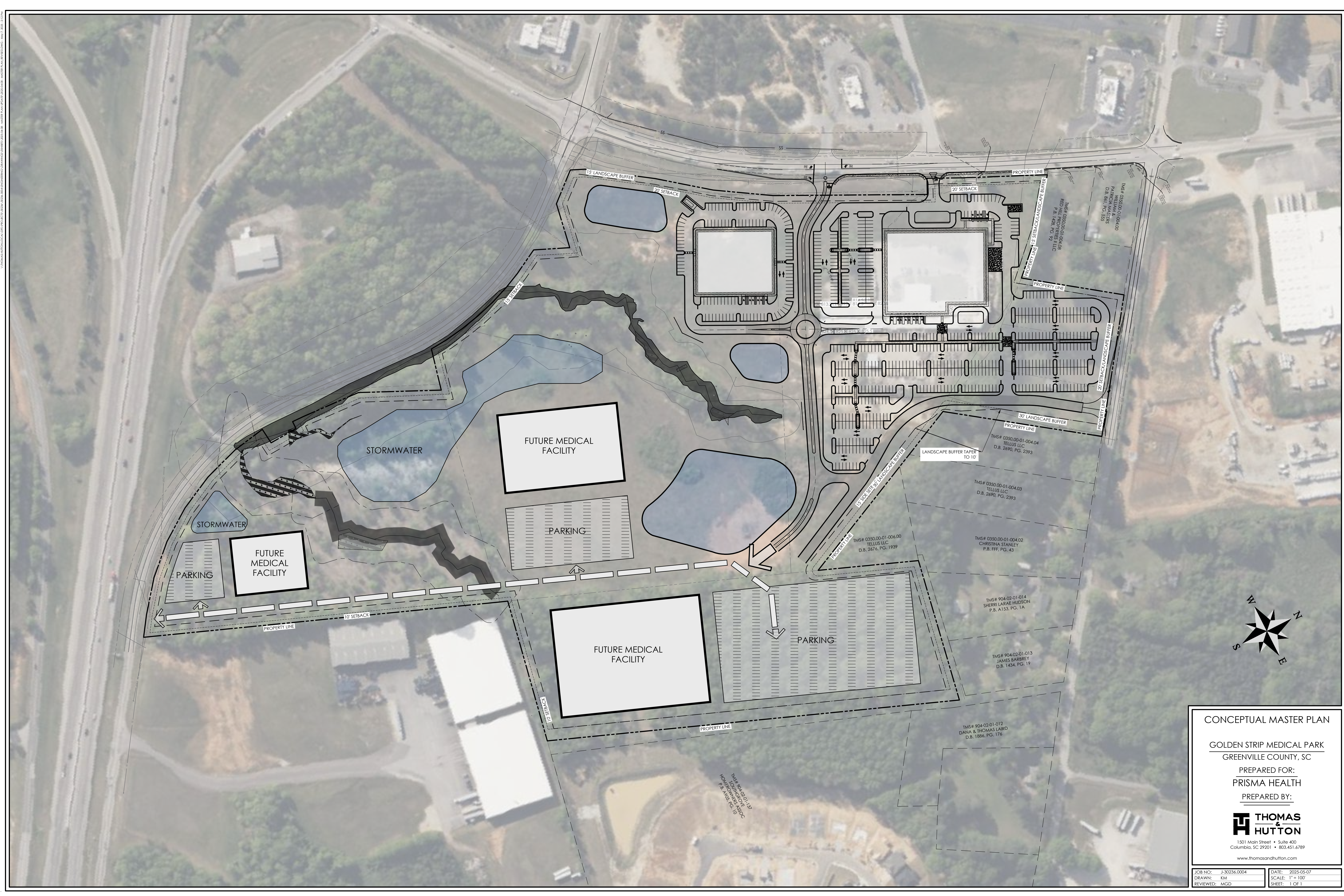
We did not place a sidewalk along Nash due reduced commercial activity in that direction.

According to the FRD Base zoning, pedestrian walkways no less than 5 feet in width shall be provided along the full length of the building along any exterior wall featuring a customer entrance and along any exterior wall abutting public parking areas. Sidewalks

are to be at least 5 feet from the exterior wall to provide planting beds for foundation plantings. Pedestrian walkways shall be distinguished from the driving surfaces through the use of pavers, bricks, or scored concrete. Due to the irregular shapes of the buildings on site and the configuration and flow of the buildings, sidewalk has been provided where it will promote safe travel for pedestrians to the main building accesses. Where possible, foundation plantings 5 feet in width are shown. Sidewalks at this time are planned to be scored concrete. Crosswalks throughout the site are planned to be either painted striped or raised with scored concrete walkways.

Signage:

According to the Signage in the Gateway Corridor Overlay District, signage is restricted to two (2) signs per business, one wall/canopy sign and one freestanding or decorative signpost sign. Due to the nature of this site, the Owner will not meet these requirements. More than one freestanding sign and wall sign will be needed to display the various buildings on site in addition to freestanding wayfinding signage. Signage will be provided to adequately direct traffic to proposed and future buildings on site and will match the aesthetics of the proposed buildings.



CONCEPTUAL MASTER PLAN

GOLDEN STRIP MEDICAL PARK
GREENVILLE COUNTY, SC

PREPARED FOR:
PRISMA HEALTH

PREPARED BY:
THOMAS & HUTTON

1501 Main Street • Suite 400
Columbia, SC 29201 • 803.451.6789
www.thomasandhutton.com

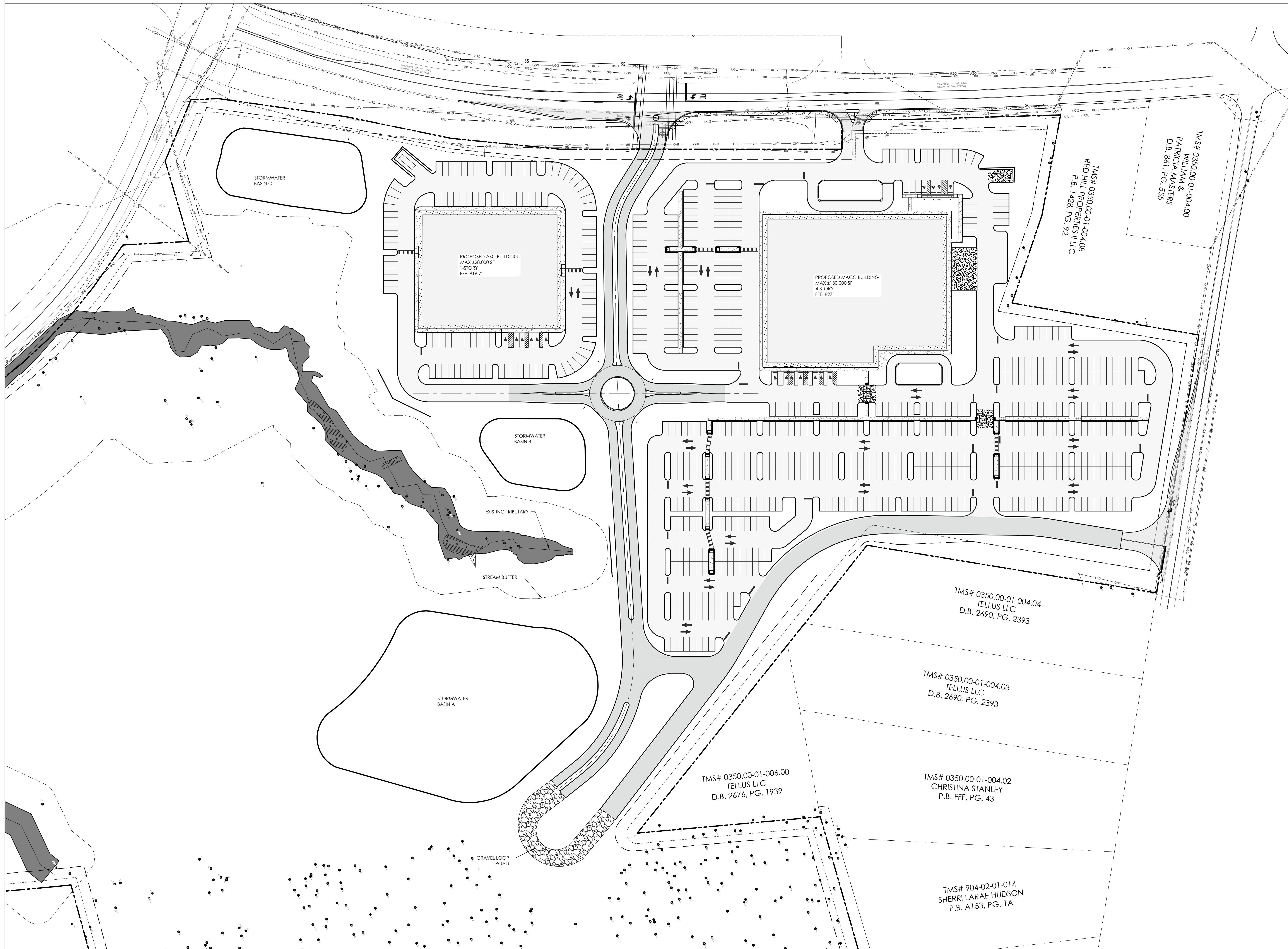
JOB NO: J-30236.0004	DATE: 2025-05-07
DRAWN: KM	SCALE: 1" = 100'
REVIEWED: MGD	SHEET: 1 OF 1

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY

ENGINEER OF RECORD:	MGD
PROJECT ARCHITECT:	MPS
DESIGNED BY:	CVJ
DRAWN BY:	CVJ

SHEET TITLE:
OVERALL SITE PLAN

SHEET NO.	PROJ. NO.
C1.0	30236.0004

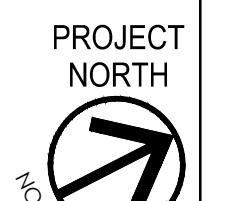
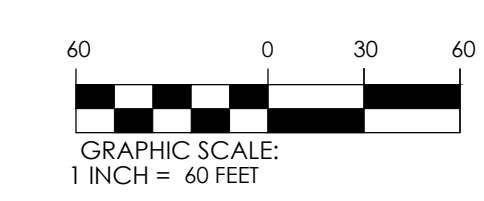
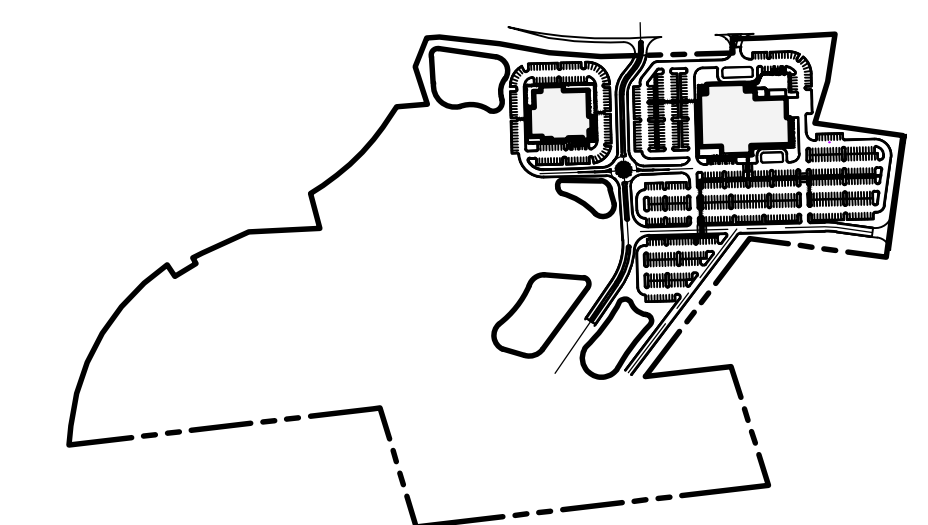


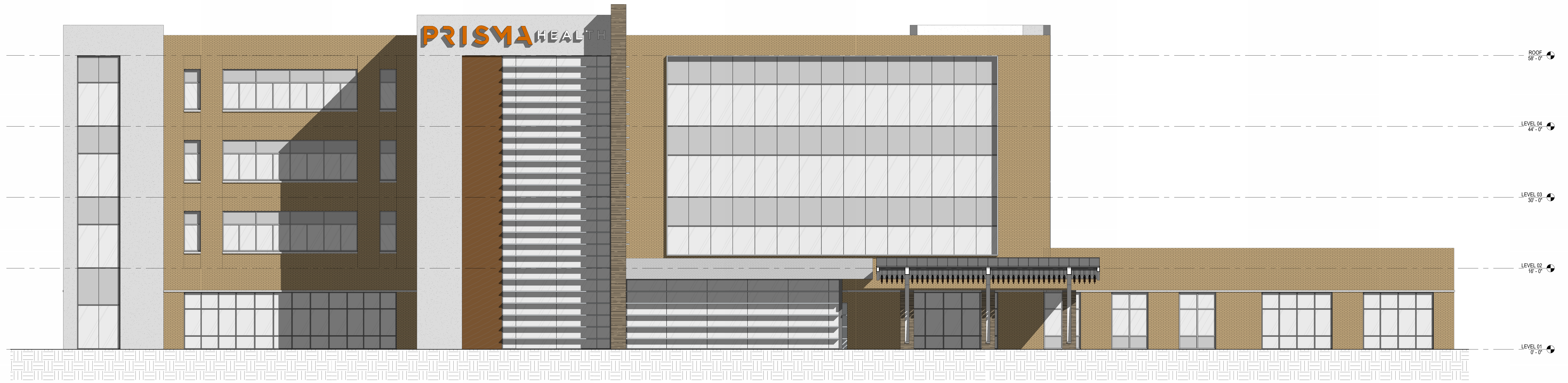
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NOTES, KEY NOTES, LEGENDS

SITE DATA TABLE		
SITE	BUILDING SF	PARKING RATIO
MACC	MAX ±130,000	MIN = 4.0/1000; MAX = 5.0/1000
ASC	MAX ±28,000	MIN = 4.0/1000; MAX = 5.0/1000

KEY PLAN SCALE: 1" = 60'





EXTERIOR ELEVATION - PLAN SOUTH - COLORIZED

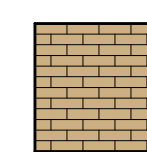
1/8" = 1'-0"



EXTERIOR ELEVATION - PLAN WEST - COLORIZED

1/8" = 1'-0"

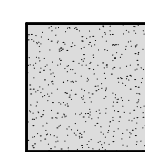
EXTERIOR MATERIALS LEGEND



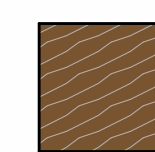
04 20 00 - UNIT MASONRY
VENEER BRICK - TAYLOR
BROCK #343 GREY



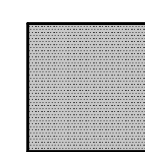
04 43 13 - STONE MASONRY -
4" NOMINAL FIELDSTONE
WEATHERED ASHLAR BOND



03 49 00 - GLASS FIBER
REINFORCED CONCRETE -
FIBERTECH STANDARD BUFF



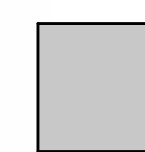
07 46 16 - ALUMINUM
CLADDING - LONGBOARD
DARK CHERRY



07 42 13.16 - METAL COMPOSITE
MATERIAL WALL PANELS -
ALUCOBOND WALL PANELS



08 80 00 - GLAZING -
VISION GLASS

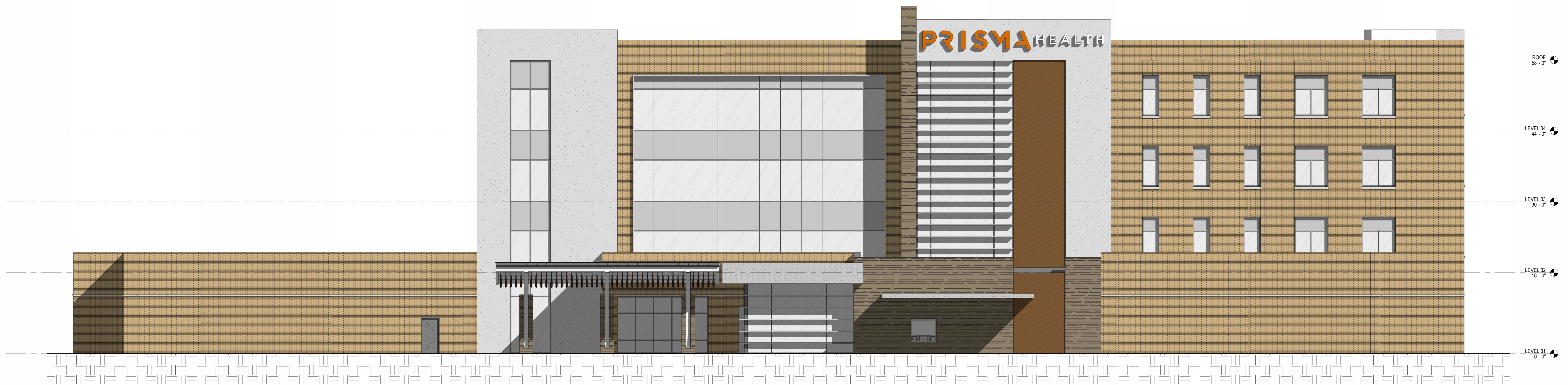


08 80 00 - GLAZING -
SPANDREL GLASS



EXTERIOR ELEVATION - PLAN EAST - COLORIZED

1/8" = 1'-0"



EXTERIOR ELEVATION - PLAN NORTH - COLORIZED

1/8" = 1'-0"

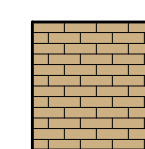

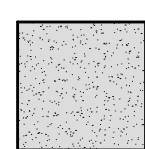
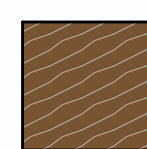
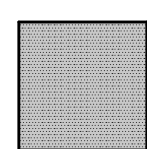
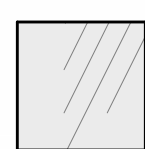
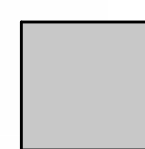
EXTERIOR MATERIALS LEGEND

 <p>04 20 00 - UNIT MASONRY VENEER BRICK - TAYLOR BROCK #543 GREY</p>	 <p>04 43 13 - STONE MASONRY - 4" NOMINAL FIELDSTONE - WEATHERED, ASHLAR BOND</p>	 <p>03 49 00 - GLASS FIBER REINFORCED CONCRETE - FIBERTECH STANDARD BUFF</p>	 <p>07 46 16 - ALUMINUM CLADDING - LONGBOARD DARK CHERRY</p>	 <p>07 42 13 16 - METAL COMPOSITE MATERIAL WALL PANELS - ALUCOBOND WALL PANELS</p>	 <p>08 80 00 - GLAZING - VISION GLASS</p>	 <p>08 80 00 - GLAZING - SPANDREL GLASS</p>
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MOB ISOMETRIC - VIEW 1

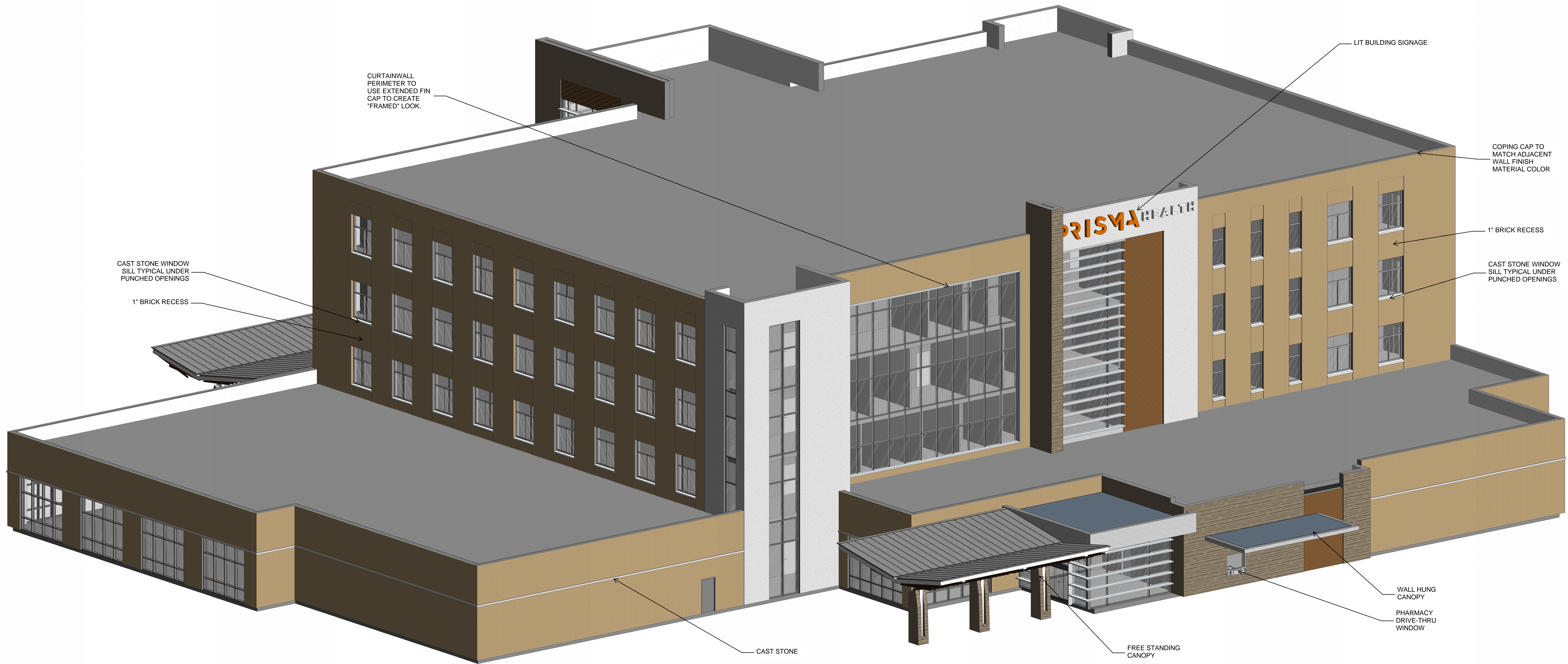
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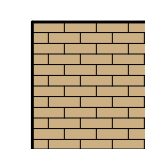

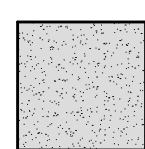
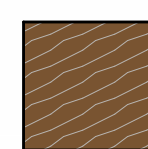
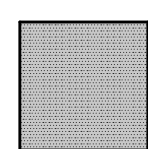
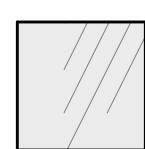
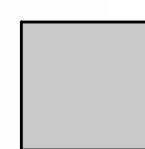
PRISMA 418 MED PARK - MOB
FONTAIN INN, SC

OVERALL BUILDING ISOMETRIC VIEW



MOB ISOMETRIC - VIEW 2

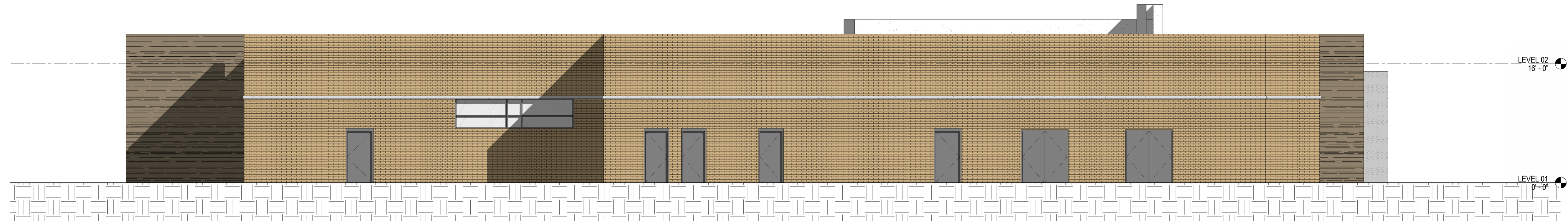
EXTERIOR MATERIALS LEGEND

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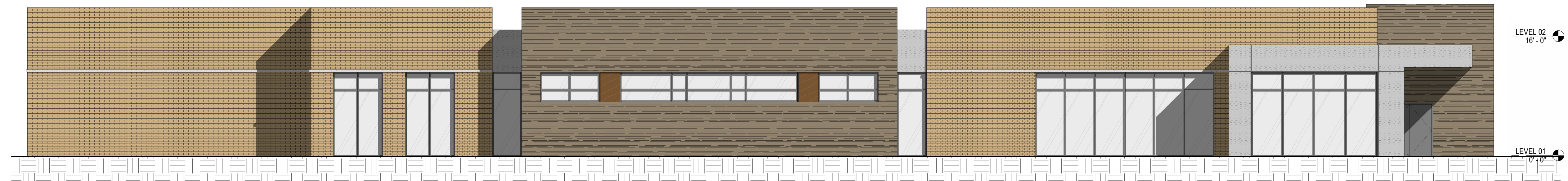
PRISMA 418 MED PARK - MOB
FONTAIN INN, SC

OVERALL BUILDING ISOMETRIC VIEW



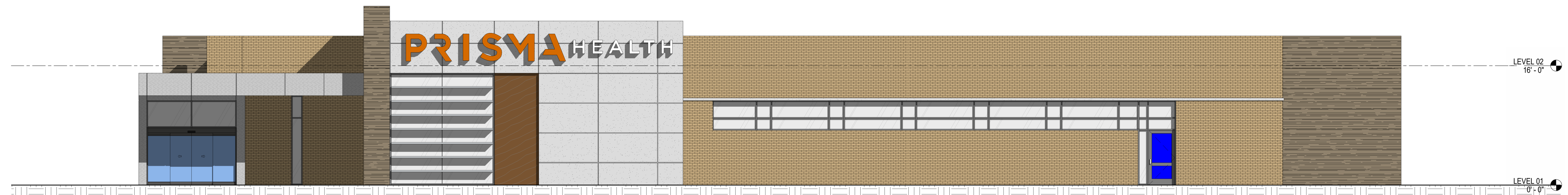
PLAN NORTH

1/8" = 1'-0"



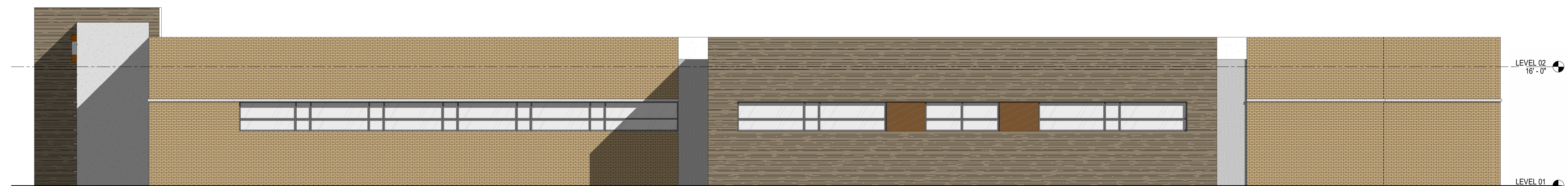
PLAN WEST

1/8" = 1'-0"



PLAN SOUTH

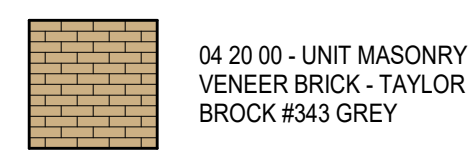
1/8" = 1'-0"



PLAN EAST

1/8" = 1'-0"

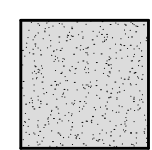
EXTERIOR MATERIALS LEGEND



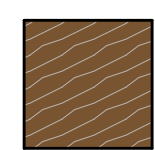
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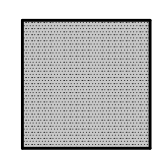
04 43 13 - STONE MASONRY - 4" NOMINAL FIELDSTONE, WEATHERED, ASHLAR BOND



03 49 00 - GLASS FIBER REINFORCED CONCRETE - FIBERTECH STANDARD BUFF



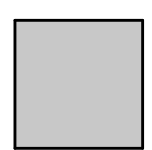
07 46 16 - ALUMINUM CLADDING - LONGBOARD DARK CHERRY



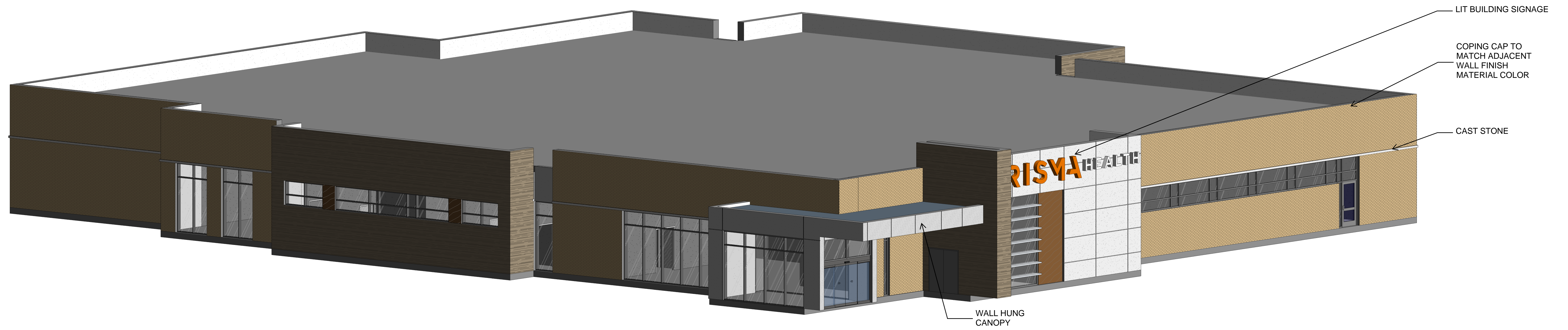
07 42 13.16 - METAL COMPOSITE MATERIAL WALL PANELS - ALUCOBOND WALL PANELS



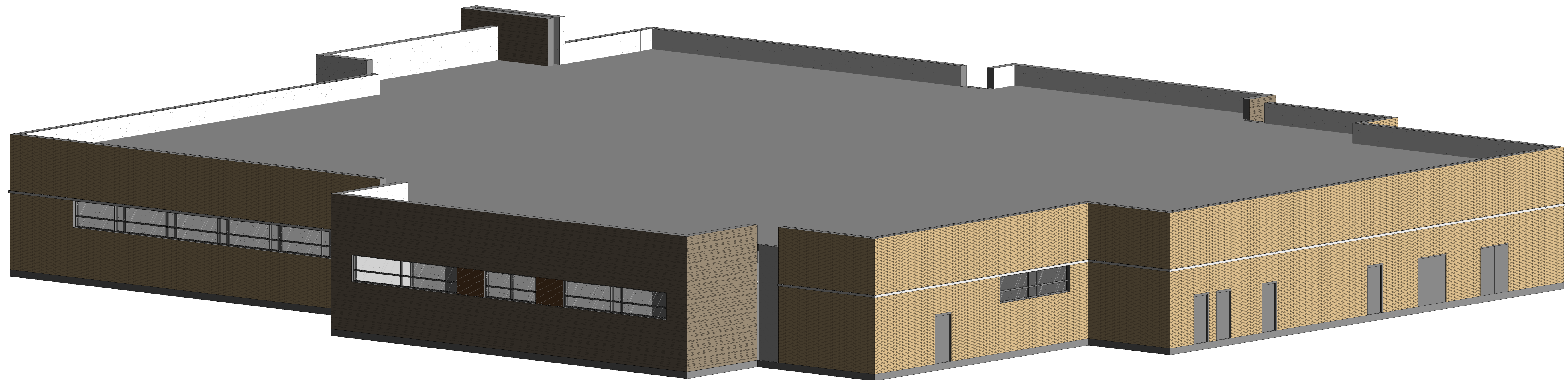
08 80 00 - GLAZING - VISION GLASS



08 80 00 - GLAZING - SPANDREL GLASS

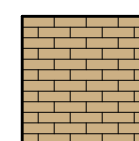

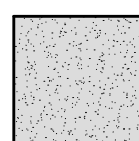
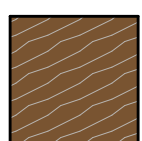
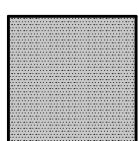

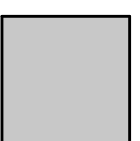


ASC - ISOMETRIC VIEW 1



ASC - ISOMETRIC VIEW 2

EXTERIOR MATERIALS LEGEND

	04 20 00 - UNIT MASONRY VENEER BRICK - TAYLOR BROCK #343 GREY		04 43 13 - STONE MASONRY - 4" NOMINAL FIELDSTONE, WEATHERED, ASHLAR BOND		03 49 00 - GLASS FIBER REINFORCED CONCRETE - FIBERTECH STANDARD BUFF		07 46 16 - ALUMINUM CLADDING - LONGBOARD DARK CHERRY		07 42 13.16 - METAL COMPOSITE MATERIAL WALL PANELS - ALUCOBOND WALL PANELS		08 80 00 - GLAZING - VISION GLASS		08 80 00 - GLAZING - SPANDREL GLASS
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