



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Wednesday, June 18, 2025 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Planning Commission Meeting Minutes from May 15, 2025
3. Public Hearing(s)
 - a. DOCKET NUMBER: SP-2025-03
APPLICANT: Ridgewater Engineering & Surveying, Wesley White
LOCATION: 304 Milacron Drive
TAX MAP: Tax Map #'s 0562010102823
EXISTING ZONING: PD, Planned Development
REQUEST: Final Development Plan Approval
 - b. DOCKET NUMBER: PA-2025-02
APPLICANT: Gray Engineering, Alex Converse
LOCATION: Parsons Road
TAX MAP: Tax Map #'s 0562020100201
EXISTING ZONING: R-12, Residential
REQUEST: Revised Preliminary Plat Approval
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 15, 2024 – 6:00PM

1. Call to Order

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

2. Hearing Procedures/Regulations

3. Approval of Minutes

- a. Commissioner DeRoberts made a motion to approve the minutes from Thursday April 17, 2025. Commissioner Ellisor seconded the motion. The motion carried 6-0.

4. Public Hearings

- a. DOCKET NUMBER: PA-2025-01
APPLICANT: Josh Baker, Gray Engineering
TAX MAP: Tax Map #'s 0337000100806 & 0337000107000
EXISTING ZONING: C-2 & S1
REQUEST: Variance from sidewalk requirement

Staff presented the case. Cole Kearse with Gray Engineering provided further details on the request.

The floor was opened for public comment.

The floor was closed for public comment.

Staff made a recommendation for approval.

Commissioner McCraw asked if there are plans to extend the sidewalk along Patton and Fairview. Staff stated they are not aware of any.

Commissioner Ellisor made the motion to approve the elimination of the sidewalk as proposed in PA-2025-01. Commissioner Pease seconded the motion. The motion carried 6-0.

- 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

Staff presented the case. Staff and the Commission discussed the proposed delay in the sidewalk installation. Joseph Dyches with Canebrake Civil gave a more in-depth explanation of the request.

The floor was opened for public comment.

The floor was closed for public comment.

Staff made a recommendation for approval.

Commissioner Ellisor made a motion to approve the elimination of the sidewalk requirement as proposed in PA-2025-02. Chairperson Stoddard seconded the motion. The motion carried 6-0.

- c. DOCKET NUMBER: PZ -2025-01
APPLICANT: Lauren Garren, Thomas & Hutton
LOCATION: McCarter Road, Nash Street & South Woods Drive
TAX MAP: Tax Map #'s 0350000100405, 0350000100406,
0350000100407, 035000100301, 0350000100104, 0350000100300,
9040201001
EXISTING ZONING: C-2, I-1, & R-12
REQUEST: Rezone to FRD

Staff presented the case. Lauren Garren with Thomas & Hutton elaborated on the request. There was conversation between staff, the Commission, and the applicant had further discussion regarding the buffer and sidewalks.

The floor was opened for public comment.

The floor was closed for public comment.

Staff recommended that the Planning Commission approve the item.

Commissioners clarify parking and use questions.

Commissioner McCraw made the motion to approve PZ-2025-01. Pease seconded the motion. The motion carried 6-0.

5. Adjourn

Commissioner DeRoberts made a motion to adjourn at 6:18PM. Commissioner Ellisor seconded. The motion carried unanimously.



AGENDA ITEM

June 18, 2025

To: Planning Commission
From: Planning & Development Director, Jason Knudsen
Subject: SP-2025-03, Barton Hollow PD, Final Development Plan
Meeting Date: June 18, 2025
Type of Agenda Item: Final Development Plan
Attachments: Zoning Map
Aerial Map
Approved Concept
Approved Statement of Intent
Proposed Final Development Plan
Applicant Materials

OWNER(S): Creative Builders
AUTHORIZED REP(S): Ridgewater Engineering & Surveying, Wesley White
LOCATION: 304 Milacron Drive (Tax Map # 0562010102823)
CURRENT ZONING: PD, Planned Development
SIZE OF PROPERTY: Approximately 0.89 acres

REQUEST

Pursuant to Appendix A Section 5.9.1 of the City of Fountain Inn Zoning Ordinance, the City of Fountain Inn has received a Final Development Plan (FDP) for an outparcel of Barton Hollow PD. The applicant is seeking review and approval of the FDP.

LOCATION & DESCRIPTION

The site is located at 304 Milacron Drive. It is currently mass graded as part of the Barton Hollow PD.

STATEMENT OF INTENT & CONCEPT PLAN

On October 10th, 2024, City Council approved a revised Statement of Intent (SOI) for Barton Hollow. The SOI and Concept Plan indicate that the area being reviewed for this FDP is Commercial Area "B". This area allows for permitted uses within the C-2, commercial zoning district. The proposed use is permitted by right in C-2.

ZONING DISTRICT

Per Section 5:9.4 of the Fountain Inn Zoning Ordinance: 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.

PLANNING COMMISSION REVIEW

All Final Development Plans in the FRD district require a site plan review and approval by the Fountain Inn Planning Commission. This review is to confirm that the proposed site plan is in conformance with the approved SOI & Concept Plan.

STAFF COMMENTS

Staff has reviewed this proposed FDP for compliance with the requirements specified in the SOI, Concept Plan and city ordinances. Staff finds the proposed FDP to be compliant and recommends approval.

RECOMMENDED MOTION: I move that the Planning Commission Approve the Final Development Plan for SP-2025-03, Barton Hollow.

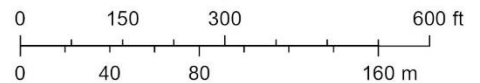
AERIAL MAP

Barton Hollow



June 11, 2025

1:3,200



SITE DATA

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

TOTAL AREA: ±28.94 ACRES

EXISTING ZONING: PD, PLANNED DEVELOPMENT

NORTH SIDE	SOUTH SIDE	=	
RESIDENTIAL AREA: ±18.24 ACRES	±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)

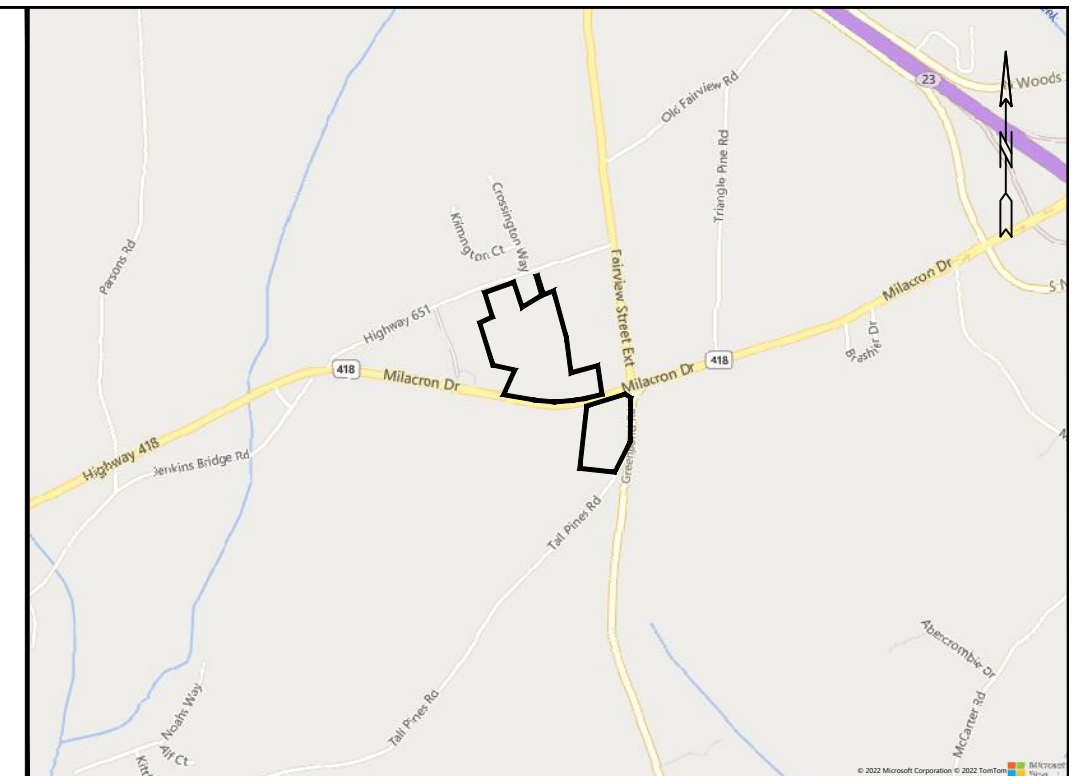
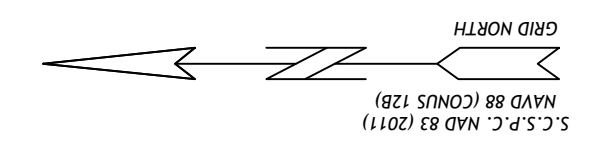
SETBACKS/BUFFERYARD PERIMETER PROPERTY:
EXISTING ROAD FRONTAGE:
- HIGHWAY 651 25' MINIMUM
- MILACRON DR/HWY 418 35' MINIMUM
- GREENPOND RD 35' MINIMUM
- TALL PINES RD 35' MINIMUM
INTERNAL FRONT YARD: 20' MINIMUM
BETWEEN END UNITS: 15' MINIMUM
SIDE YARD: 5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)
REAR 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 SCDOT DESIGN REQUIREMENTS DURING FINAL DESIGN AND PERMITTING.
 - SIGHT TRIANGLES AT ALL INTERNAL AND ACCESS INTERSECTIONS SHOWN PER LDR 8.14.1.



LOCATION MAP 1" = 2,000'

PRELIMINARY PLAT

OWNER'S CERTIFICATION

As the owner of this land, as shown on this preliminary plat or his 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: *[Signature]*

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 the proposed subdivision meets all requirements of the City of Fountain Inn Ordinance, as applicable to the property.

By Name: J. Wesley White, PE
 Signed: *[Signature]*
 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

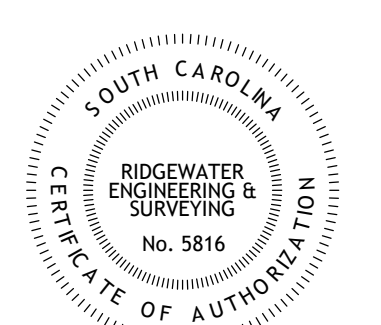
(PD DEVELOPMENT)

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

Falcon Real Estate Lending, LLC Ridgewater Engineering & Surveying, LLC
 7 Hindman Dr. P.O. Box 806
 Greenville, SC 29609 Anderson SC 29622

OWNER ENGINEER OR SURVEYOR

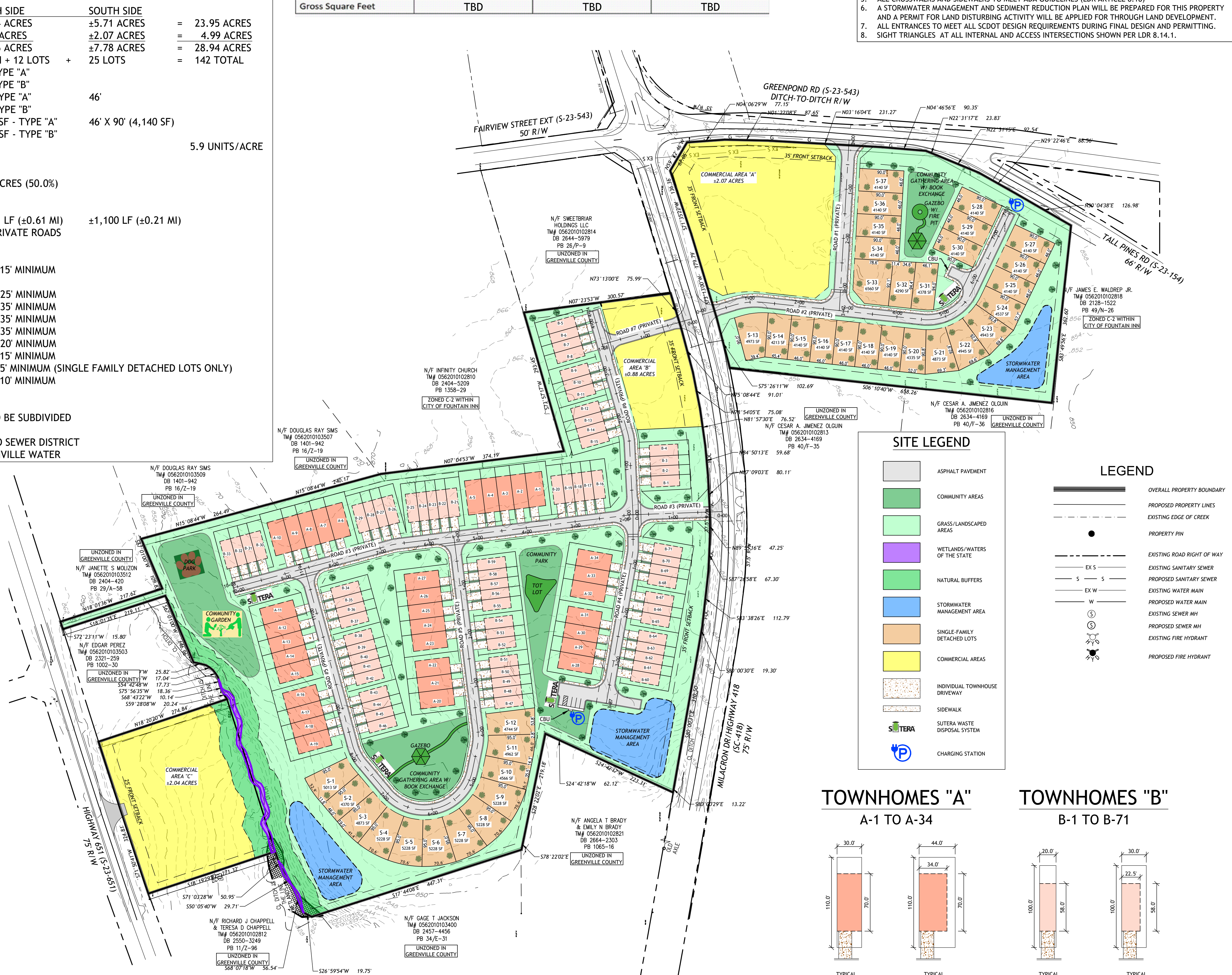
Date: 7-18-24
 Drawn By: JWW
 Checked: JWW
 Job Number: 22212
 Revisions: 9



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.



SITE LEGEND

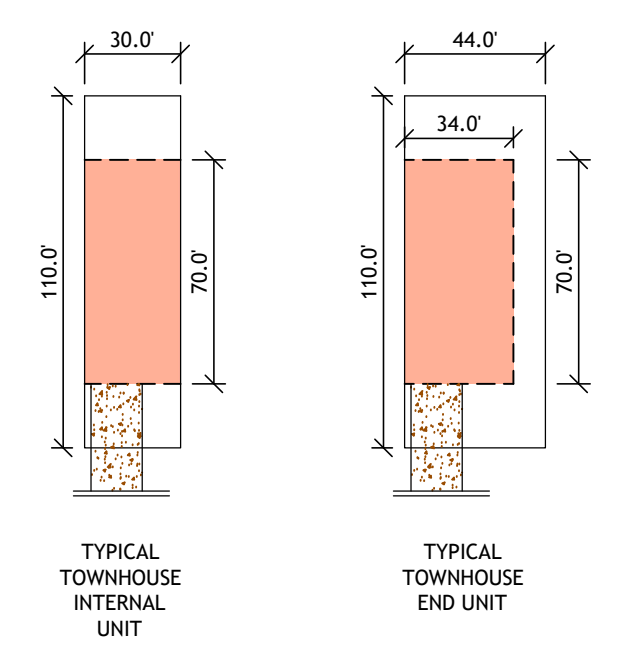
- ASPHALT PAVEMENT
- COMMUNITY AREAS
- GRASS/LANDSCAPED AREAS
- WETLANDS/WATERS OF THE STATE
- NATURAL BUFFERS
- STORMWATER MANAGEMENT AREA
- SINGLE-FAMILY DETACHED LOTS
- COMMERCIAL AREAS
- INDIVIDUAL TOWNHOUSE DRIVEWAY
- SIDEWALK
- SUTERA WASTE DISPOSAL SYSTEM
- CHARGING STATION

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

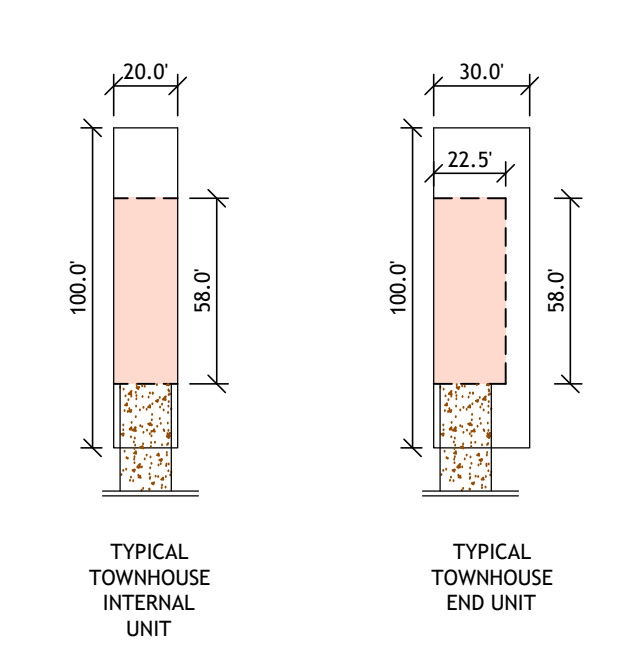
TOWNHOMES "A"

A-1 TO A-34



TOWNHOMES "B"

B-1 TO B-71



STATEMENT OF INTENT

(REVISED 10-7-24)

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.

c. Commercial Area “C” would exclude the following uses allowed in C-2 Zoning:

Ambulance service	Feed and seed store	Nightclub
Amusements, commercial	Fireworks sales in a permanent structure	Nursery, flower, plant, or tree
Auction house or store	Fireworks stands	Pawn shop
Automobile garage	Golf, driving range, miniature, or pitch and putt	Pest or insect control business
Automobile parts or accessories	Grocery store	Planned shopping center, according to all conditions outlined in Section 5:6.8
Automobile repairing, excluding body work	Hardware store	Radio broadcasting studio
Automobile sales area	Home occupation, subject to requirements in Article 8	Radio or television repair shop
Automobile service station	Ice skating rink	Record recording studio
Bar	Laundry or cleaning establishment	Recreation building
Battery store or shop	Liquor store	Restaurant
Billiard hall	Loan company	Roller skating rink
Boats, sales or rental	Mattress shop	Self-service laundry and cleaning
Bowling alley	Medical clinic or laboratory	Sporting goods sales
Broadcasting studio, radio or TV	Mission, rescue	Station, bus or railway
Car wash	Motel	Swimming pool, commercial
Cocktail lounge	Motion picture theater	Television broadcasting studio
Collection agency	Motorcycle or motor scooter sales and service	Theater (Indoor)
Drive-in business (Theaters, refreshment stands, restaurants, etc.)	Newspaper establishment	Tire shop (Including retreading or recapping)
Drug store	Newsstand	Used car lot
Farm machinery sales		

d. Commercial Area “C” will address landscaping as follows:

- The adjacent residential properties will be buffered by a minimum 25’ Type C landscaped buffer.
- A 6-foot wall, fence, berm, evergreen screening plant material or a combination thereof shall be provided for screening the adjacent residential properties per Section 5:9.8.3 of the ordinance.
- Any stormwater management area will be screened by an evergreen vegetative hedge and fencing, per Section 5:11 of Fountain Inn’s Ordinance.
- Any proposed trash enclosure shall be screened with an opaque wall/fencing and will meet screening requirements per Section 5:19.10,

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 are 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

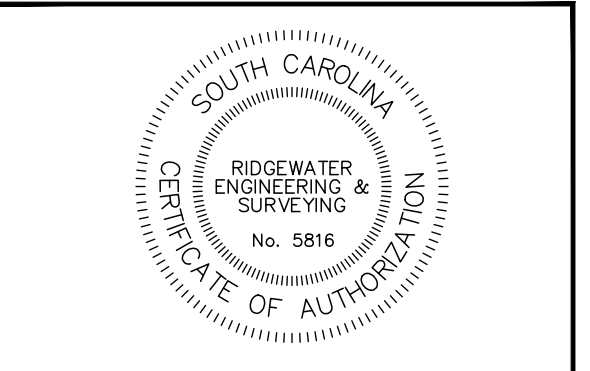
Any changes to the provisions set forth herein must be approved by the City of Fountain Inn's requirements prior to the implementation of such changes.



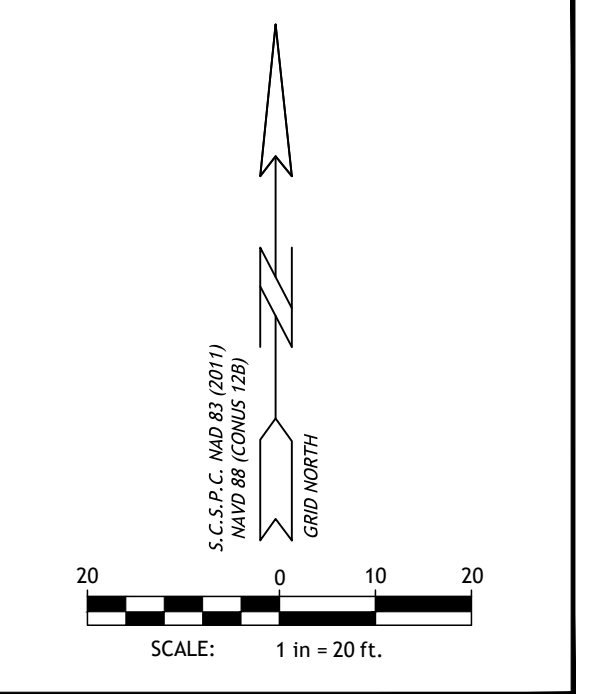
N/F SWEETBRIAR HOLDINGS LLC
 TM# 0562010102814
 DB 2644-5979
 PB 26/P-9



PO BOX 806
 ANDERSON, SC 29622
 (864) 226-0980
 RIDGEWATERENG.COM



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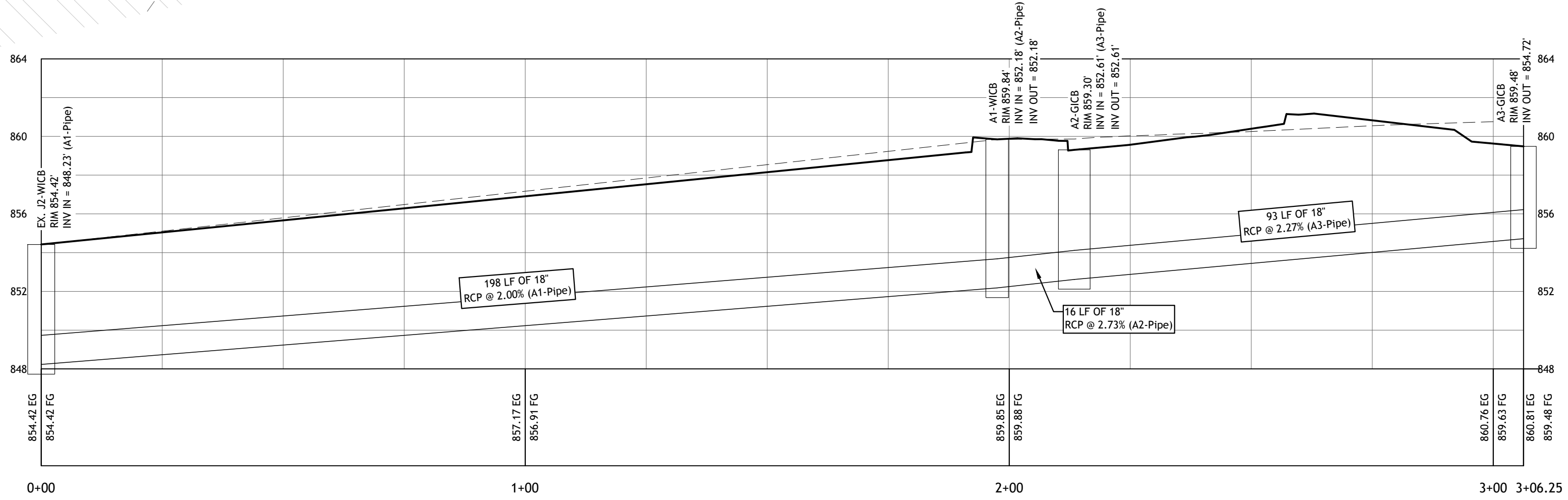
EVELINA SMILES
 (BARTON HOLLOW PD)

CITY OF FOUNTAIN INN
 SOUTH CAROLINA

DRAWN BY: KOC
 CHECKED: JWJ
 JOB NUMBER: 25137

REV #	DATE	COMMENT
0	5-21-25	ISSUE FOR FDP REVIEW

→ DENOTES FLOW DIRECTION
 [Hatched Area] DENOTES AREA OUTSIDE OF PROJECT SITE INCLUDED IN BARTON HOLLOW PD

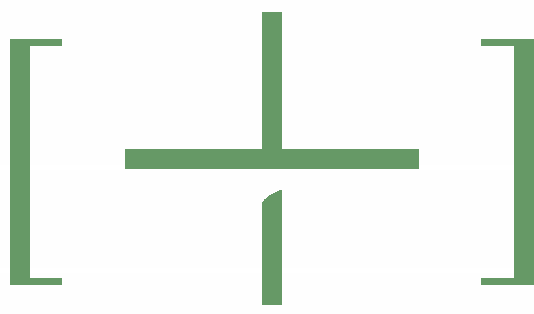


STORMDRAIN A
 1" = 20' (Horizontal Scale)
 1" = 5' (Vertical Scale)

SHEET

EROSION AND
 SEDIMENT
 CONTROL PLAN

C - 3



Project Plus

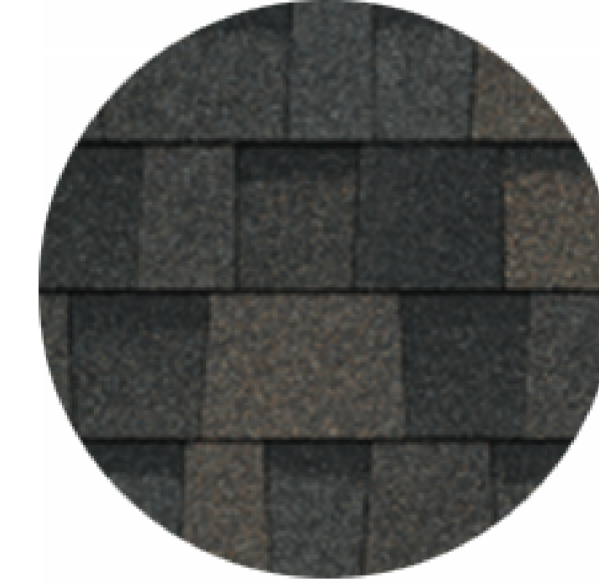
123 WELBORN STREET, SUITE 203
GREENVILLE, SC 29601
WWW.PROJECTPLUSSC.COM

REVISION SCHEDULE

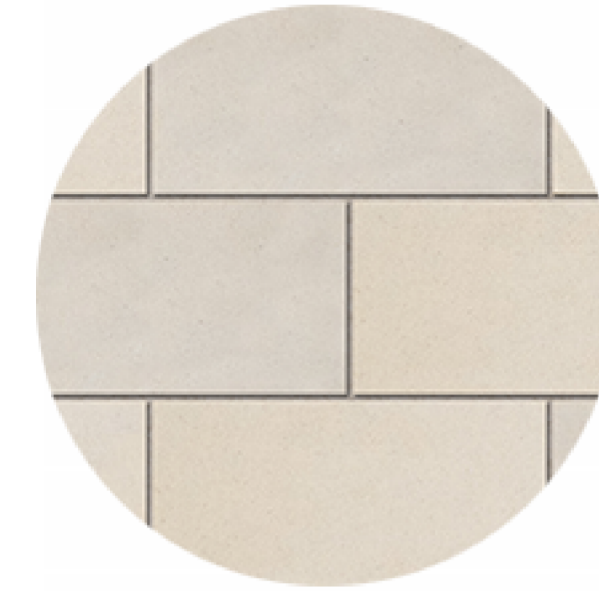
NO	DESCRIPTION	DATE
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EXTERIOR FINISHES

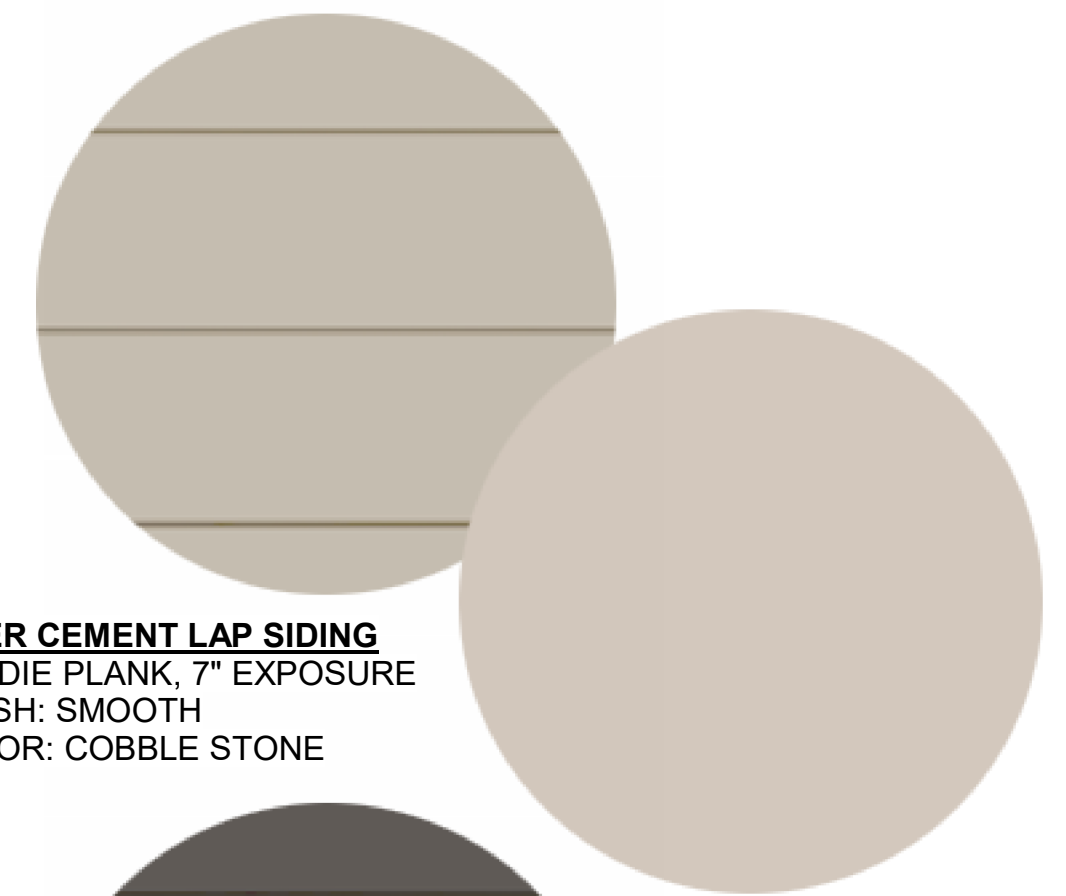
NOTE: PRODUCTS SHOW DESIGN INTENT. FINAL MATERIAL SELECTIONS SUBJECT TO CHANGE.



ASPHALT SHINGLE
OWENS CORNING
TRUDEFINITION SHINGLE
COLOR: PEPPERCORN

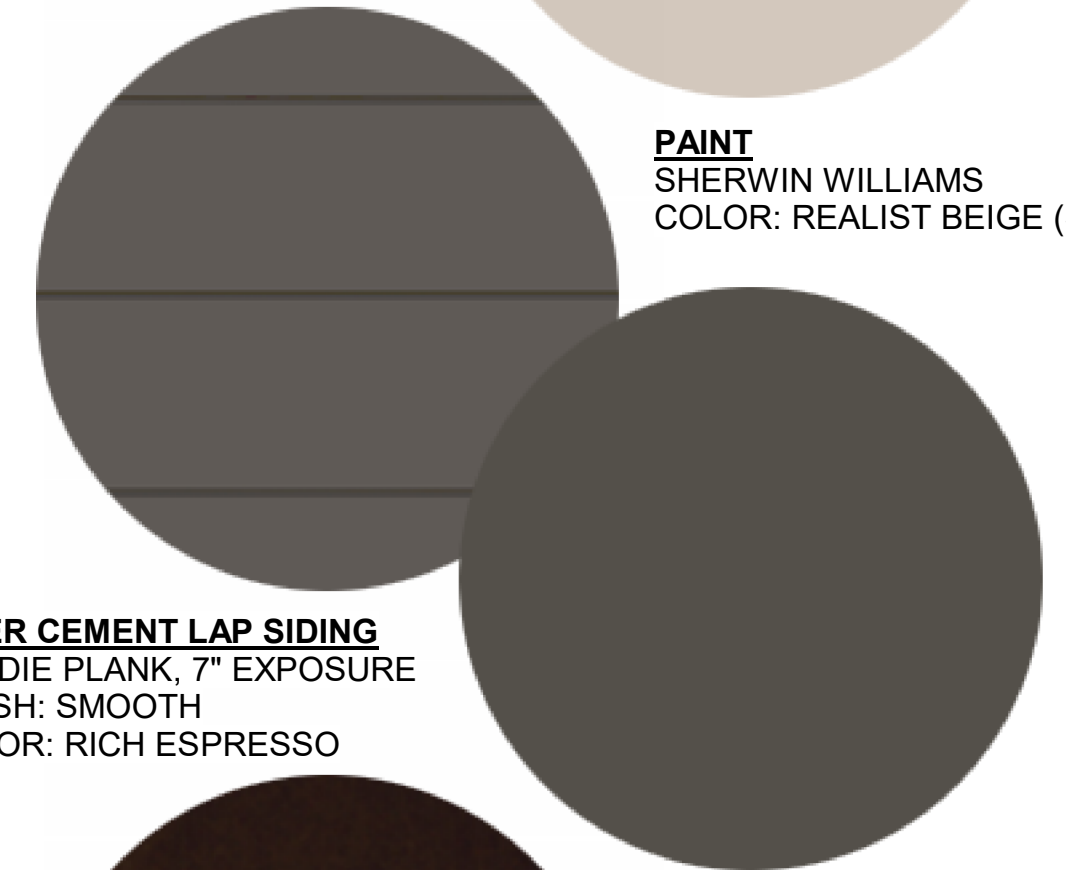


LIMESTONE MASONRY
ARRISCRAFT
COLOR: GEORGIA RENAISSANCE



FIBER CEMENT LAP SIDING
HARDIE PLANK, 7" EXPOSURE
FINISH: SMOOTH
COLOR: COBBLE STONE

PAINT
SHERWIN WILLIAMS
COLOR: REALIST BEIGE (SW6078)



FIBER CEMENT LAP SIDING
HARDIE PLANK, 7" EXPOSURE
FINISH: SMOOTH
COLOR: RICH ESPRESSO

PAINT
SHERWIN WILLIAMS
COLOR: URBANE BRONZE (SW7048)



METAL ACCENTS
COLOR: DARK BRONZE

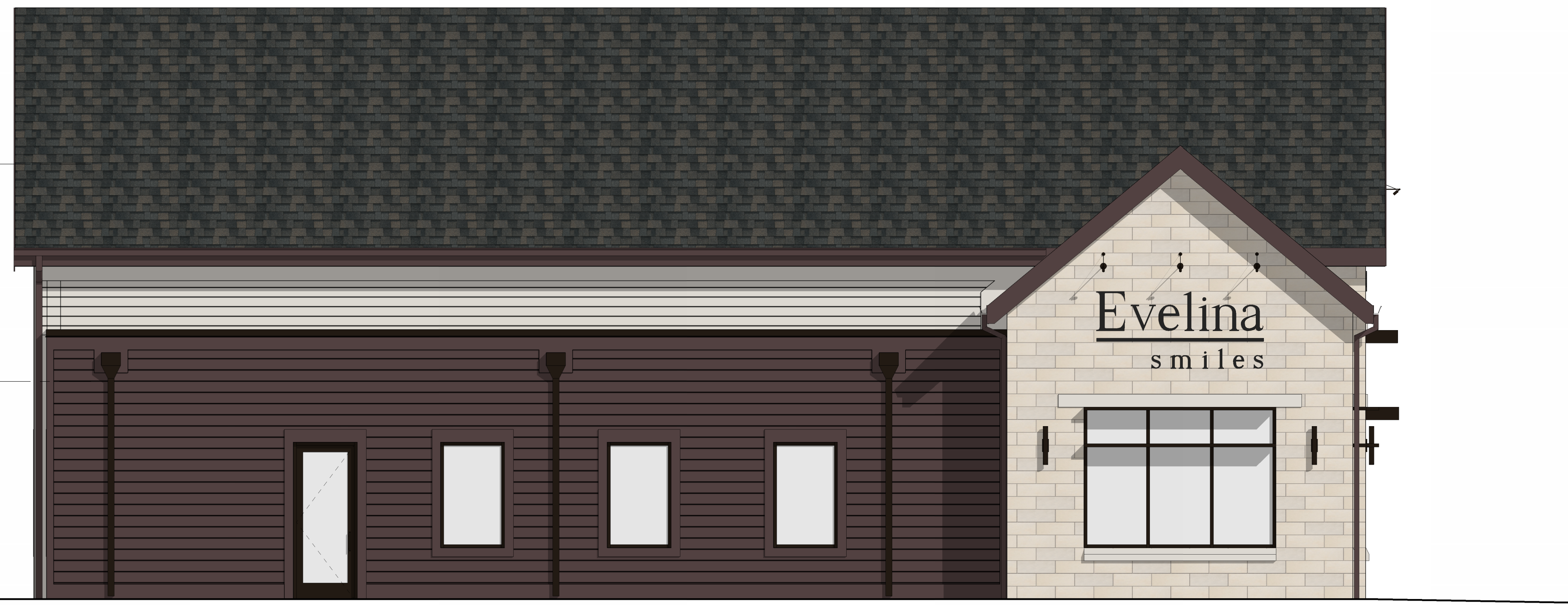


ROOF
22'-7 3/4"

SECOND FLOOR
11'-3 7/8"

FIRST FLOOR
0"

1 EAST ELEVATION
10' x 11'0"



ROOF
22'-7 3/4"

SECOND FLOOR
11'-3 7/8"

FIRST FLOOR
0"

2 SOUTH ELEVATION
10' x 11'0"

EVELINA SMILES

DAYONE PROPERTIES, LLC

304 MILACRON DRIVE
FOUNTAIN INN, SC 29644

TMS: 0562010102823

PROJECT: 23056

CREATIVE BUILDERS
200 EAST BROAD STREET, SUITE 150
GREENVILLE, SC 29601

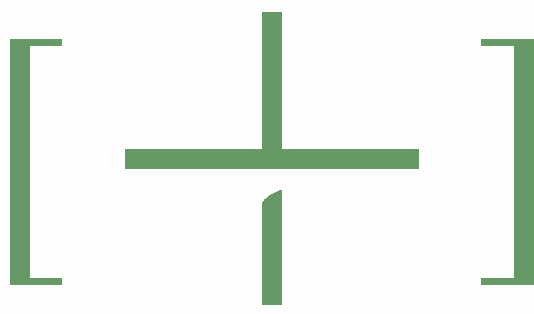
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or construction"

EXTERIOR
ELEVATIONS

A2.00



Project Plus

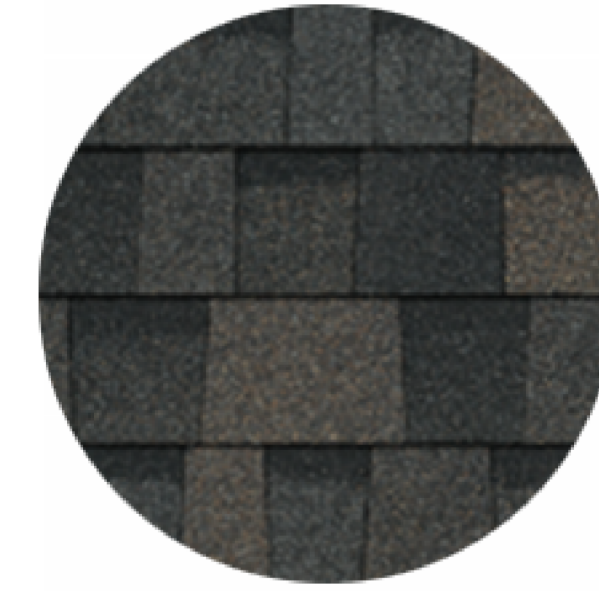
123 WELBORN STREET, SUITE 203
GREENVILLE, SC 29601
WWW.PROJECTPLUSSC.COM

REVISION SCHEDULE

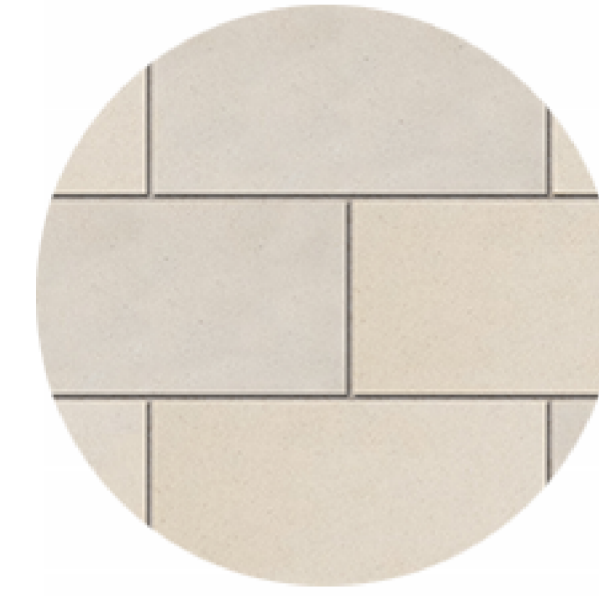
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EXTERIOR FINISHES

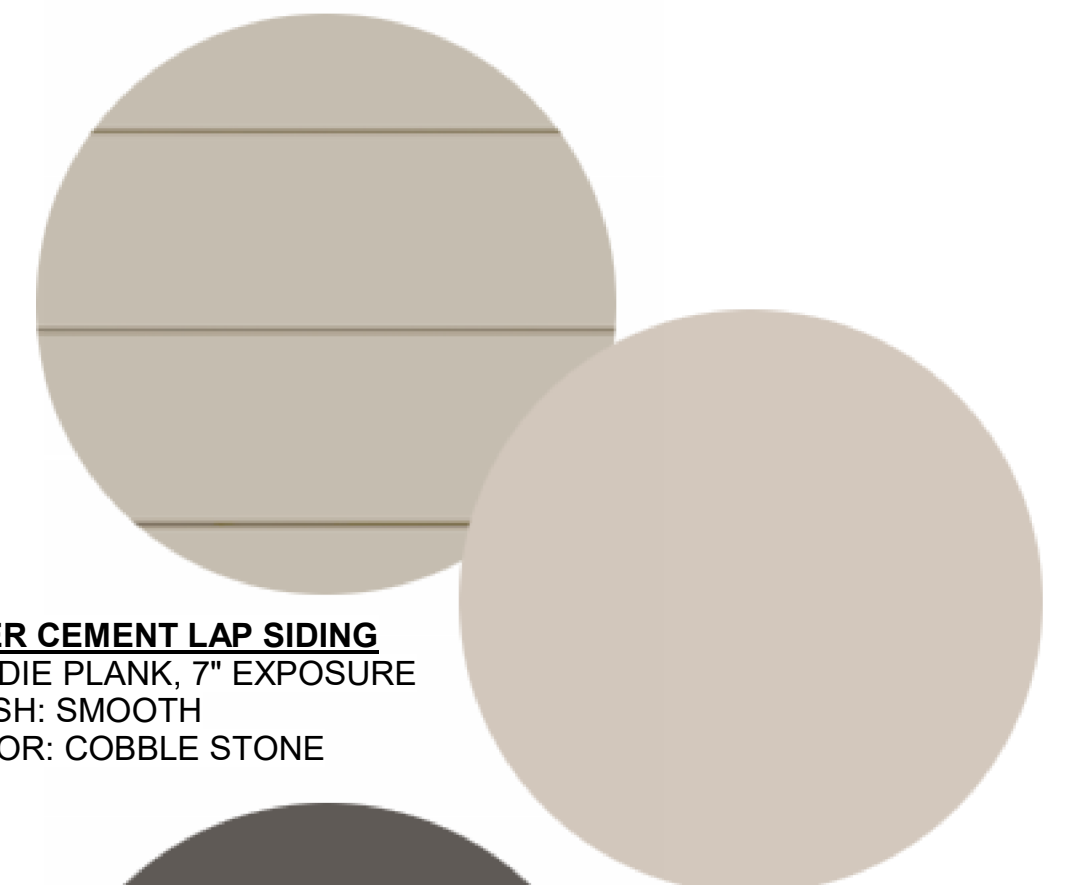
NOTE: PRODUCTS SHOW DESIGN INTENT. FINAL MATERIAL SELECTIONS SUBJECT TO CHANGE.



ASPHALT SHINGLE
OWENS CORNING
TRUDEFINITION SHINGLE
COLOR: PEPPERCORN



LIMESTONE MASONRY
ARRISCRAFT
COLOR: GEORGIA RENAISSANCE



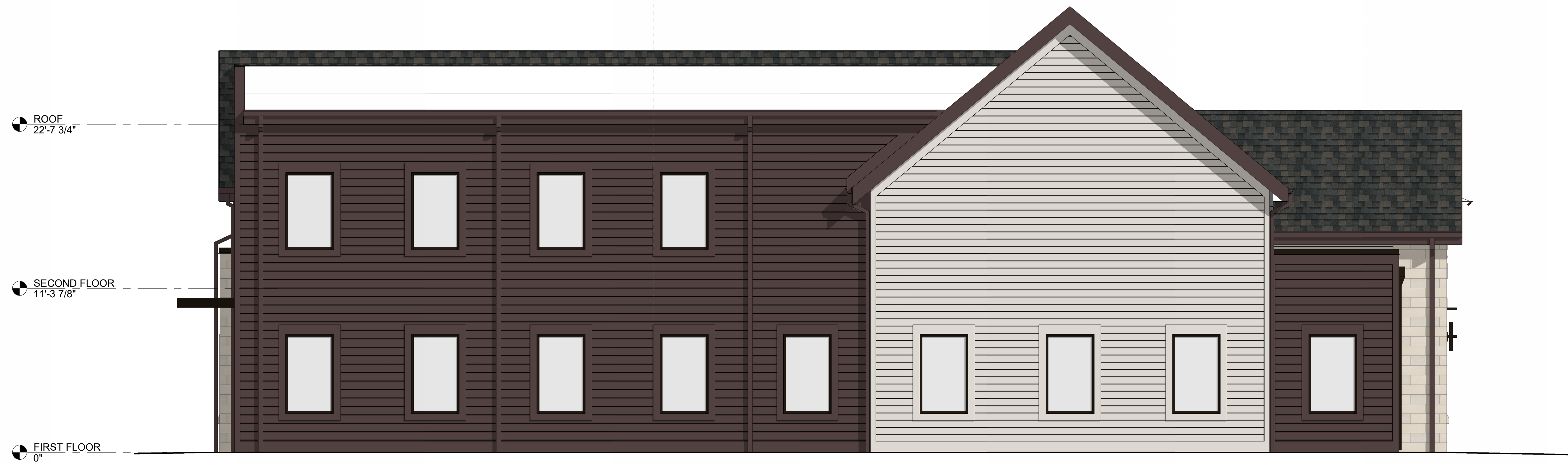
FIBER CEMENT LAP SIDING
HARDIE PLANK, 7" EXPOSURE
FINISH: SMOOTH
COLOR: COBBLE STONE

PAINT
SHERWIN WILLIAMS
COLOR: REALIST BEIGE (SW6078)

FIBER CEMENT LAP SIDING
HARDIE PLANK, 7" EXPOSURE
FINISH: SMOOTH
COLOR: RICH ESPRESSO

PAINT
SHERWIN WILLIAMS
COLOR: URBANE BRONZE (SW7048)

METAL ACCENTS
COLOR: DARK BRONZE



ROOF
22'-7 3/4"

SECOND FLOOR
11'-3 7/8"

FIRST FLOOR
0"

1 WEST ELEVATION
14'-1 1/2"



ROOF
22'-7 3/4"

SECOND FLOOR
11'-3 7/8"

FIRST FLOOR
0"

2 NORTH ELEVATION
14'-1 1/2"

EVELINA SMILES

DAYONE PROPERTIES, LLC

304 MILACRON DRIVE
FOUNTAIN INN, SC 29644

TMS: 0562010102823

PROJECT: 25056

CREATIVE BUILDERS
200 EAST BROAD STREET, SUITE 150
GREENVILLE, SC 29601

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PROJECT PLUS, LLC.

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approval, permitting,
or construction"

EXTERIOR
ELEVATIONS

A2.01



Evelina
smiles



Evelina
smiles

Evelina
smiles



Evelina
smiles

Evelina
smiles



AGENDA ITEM

June 18, 2025

To: Planning Commission
From: Planning & Development Director, Jason Knudsen
Subject: SP-2025-04, Hampton Chase, Preliminary Plat
Meeting Date: April 17, 2025
Type of Agenda Item: Preliminary Plat Approval
Attachments: Zoning Map
Aerial Map
Revised Preliminary Plat

OWNER(S): Stanley Martin Homes
AUTHORIZED REP(S): Gray Engineering, Alex Converse
LOCATION: Parsons Road (Tax Map # 0562020100201)
CURRENT ZONING: R-12, Residential
SIZE OF PROPERTY: Approximately 81.27 acres

REQUEST

Pursuant to Appendix B, Section 2, Article 3.1 of the City of Fountain Inn Land Development Regulations, the City of Fountain Inn has received a revised Preliminary Plat for Hampton Chase. The applicant is seeking review and approval of the plat.

LOCATION & DESCRIPTION

The property is located along the western side of Parson Road. The site is a mix of graded areas, for the already approved sections of the preliminary plat, and forest being preserved as open space.

ZONING DISTRICT

Per Section 5:1 of the Fountain Inn Zoning Ordinance: these residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the residential nature of the area included in the districts.

COMPREHENSIVE PLAN

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

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

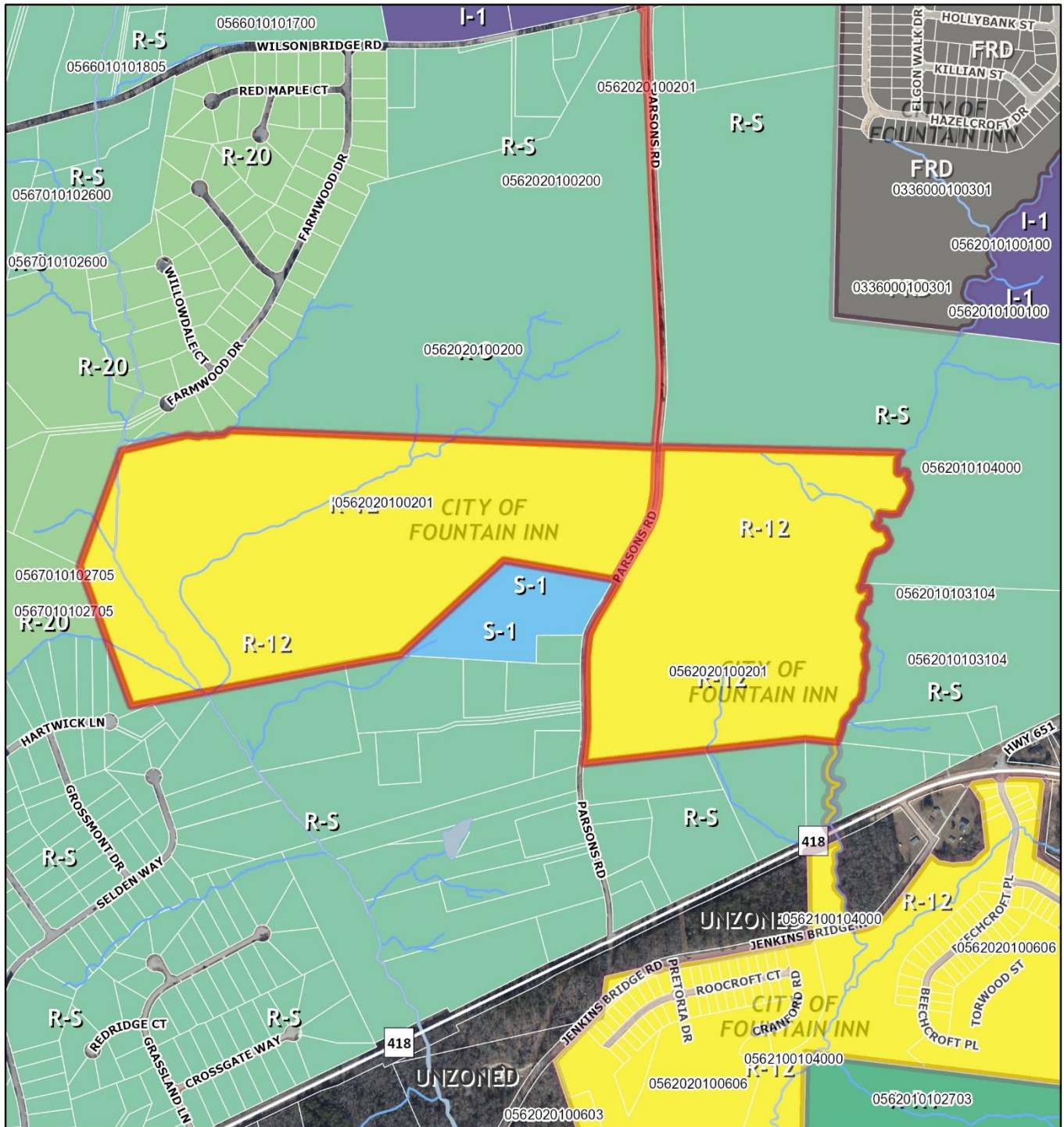
Since the initial approval of the Hamptons subdivision, the Fountain Inn Zoning Ordinance has been revised. The Planning Commission and City Council agreed that the regulations for open space development, such as this, needed to be revised to establish improved conservation requirements and reduce the density allowances. Under these new regulations, the R-15 district allows a density of 2.5 units per acre with a 40% open space requirement. As proposed, this plat indicates a density of 2.13 units per acre with 47% open space being provided.

Staff has reviewed the revised preliminary plat and find it to be compliant with all Zoning Ordinance and Land Development regulations. Parsons Road will be widened according to the development agreement for this project.

RECOMMENDED MOTION: I move that the Planning Commission Approve the Preliminary Plat for SP-2025-04, Hampton Chase.

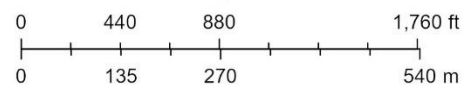
ZONING MAP

The Hamptons



June 12, 2025

1:9,600



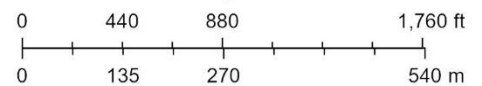
AERIAL MAP

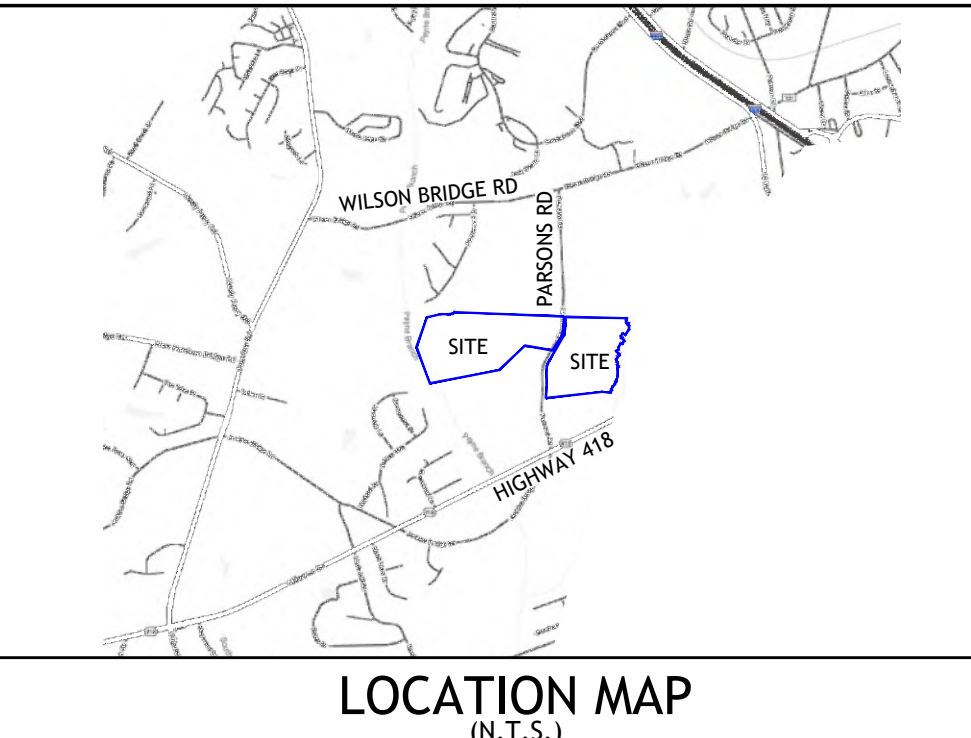
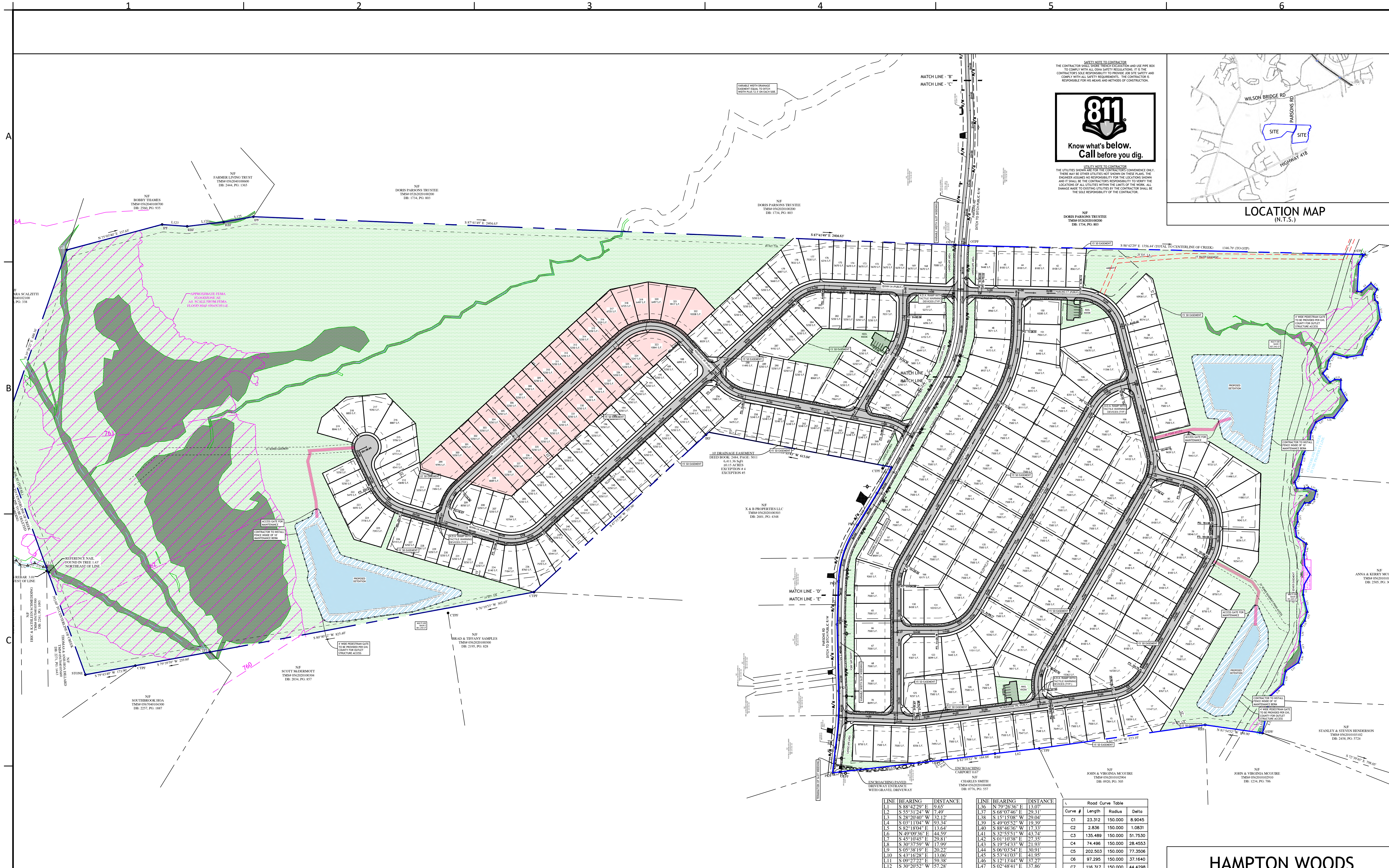
The Hamptons



June 12, 2025

1:9,600





SAFETY NOTE TO CONTRACTOR
 THE CONTRACTOR SHALL FURNISH TRAFFIC CONTROL AND USE THE PIPE BOX TO COMPLY WITH ALL LOCAL SAFETY REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE JOB SITE SAFETY AND COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN AND HIS CONTRACTOR'S SAFETY.

UTILITY NOTE TO CONTRACTOR
 THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

NO.	DATE	BY	REVISION
A	10/27/2021	BWK	OVERALL PRELIMINARY PLAT SUBMITTAL
B	11/29/2024	JCK	APPROVAL RECEIVED FROM CITY OF FOUNTAIN INN AND GE
C	10/27/2024	JCK	LOT NUMBERS UPDATED FOR CONSTRUCTION
D	9/14/2024	JCK	ROAD SIDE DITCH AND CROSSING PIPES
E	12/18/2024	JCK	POND 3 AND BEHIND LOTS 257 THRU 268 NEW NEW GRADING

Gray Engineering
 132 PILGRIM ROAD - GREENVILLE, SC 29607
 PH: (864) 297-3027 - FAX: (864) 729-8247
 WWW.GRAYENGINEERING.COM

Gray Engineering
 CONSULTANTS, INC.
 No. 000600
 No. 29984

HAMPTON WOODS & HAMPTON CHASE
 PRELIMINARY PLAT
 CITY OF FOUNTAIN INN
 GREENVILLE, SC
 PARSONS ROAD

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 88°42'30"E	0.65	L37	S 68°07'46"E	20.31
L2	S 55°31'24"W	7.39	L38	S 18°15'08"W	20.04
L3	S 78°20'40"W	32.12	L39	S 40°05'52"W	19.39
L4	S 61°11'01"W	19.34	L40	S 88°46'36"E	17.33
L5	S 88°46'36"E	13.64	L41	S 49°09'36"E	44.59
L6	N 49°09'36"E	44.59	L42	S 11°11'08"E	22.25
L7	S 45°10'45"E	29.81	L43	S 19°54'33"W	21.93
L8	S 30°37'59"W	17.99	L44	S 06°03'54"E	30.91
L9	S 05°38'19"E	20.22	L45	S 54°10'33"E	41.95
L10	S 43°16'28"E	13.86	L46	S 12°13'44"W	37.27
L11	N 09°37'32"E	59.38	L47	S 02°48'41"E	37.86
L12	S 30°20'52"W	57.28	L48	S 11°29'55"E	35.29
L13	S 46°10'06"W	24.76	L49	S 30°51'17"W	38.81
L14	S 16°48'28"W	55.78	L50	S 06°43'07"W	38.20
L15	S 80°06'18"W	52.94	L51	S 18°40'07"E	66.25
L16	S 18°40'07"E	66.25	L52	S 15°10'40"W	31.89
L17	S 37°05'32"W	27.00	L53	S 35°40'19"W	21.96
L18	S 11°48'07"W	29.59	L54	S 05°13'17"W	55.58
L19	S 41°58'09"W	21.25	L55	S 09°53'49"E	38.31
L20	S 38°57'57"E	38.49	L56	S 17°49'06"W	19.25
L21	N 69°53'53"E	18.49	L57	S 55°29'29"W	52.10
L22	S 29°19'57"E	42.90	L58	S 11°06'05"W	45.85
L23	S 89°24'21"E	21.49	L59	S 47°03'43"W	61.03
L24	S 29°19'57"E	42.90	L60	S 11°40'08"W	72.42
L25	S 89°24'21"E	21.49	L61	S 83°24'37"W	152.50
L26	N 89°07'31"W	31.19	L62	S 83°21'36"W	249.50
L27	S 28°10'09"W	46.27	L63	S 83°21'36"W	249.50
L28	S 25°46'39"W	38.22	L64	S 83°17'36"W	25.05
L29	S 06°49'22"W	33.87	L65	N 06°14'03"E	86.81
L30	S 28°10'09"W	46.27	L66	N 01°11'51"W	221.83
L31	S 14°02'23"W	36.26	L67	N 01°34'25"E	147.34
L32	S 11°53'58"W	41.29	L68	N 11°25'29"E	127.86
L33	S 31°43'04"W	24.02	L69	N 29°21'50"E	91.62
L34	S 19°05'55"E	21.43	L70	N 29°11'43"W	26.02
L35	S 87°18'49"E	26.22			

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

STAKEOUT PLAN LEGEND

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

HATCHING LEGEND

- DEVELOPABLE OPEN SPACE (REQUIRED)
- UNDEVELOPABLE OPEN SPACE (REQUIRED)
- COMMON AREA (NOT REQUIRED)
- PROPOSED PUBLIC ROADS
- TEMPORARY STORAGE
- PERMANENT STORAGE
- AQUATIC BENCH

SETBACKS

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

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

HAMPTON WOODS & HAMPTON CHASE
 PRELIMINARY PLAT
 TYPE OF DEVELOPMENT: R-12 (CLUSTER)
 TAX MAP #: 0562020100201

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

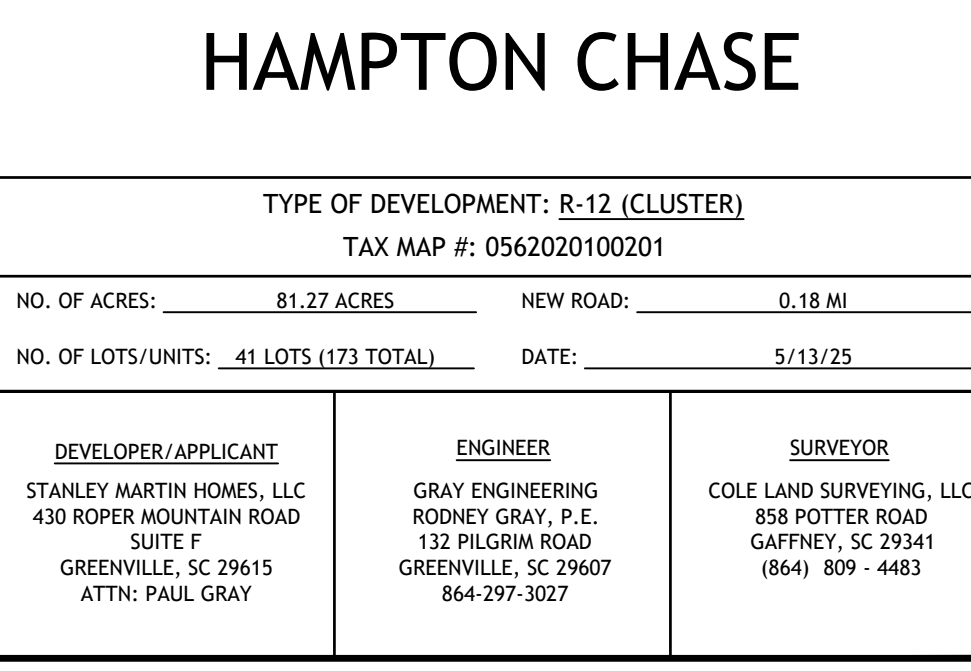
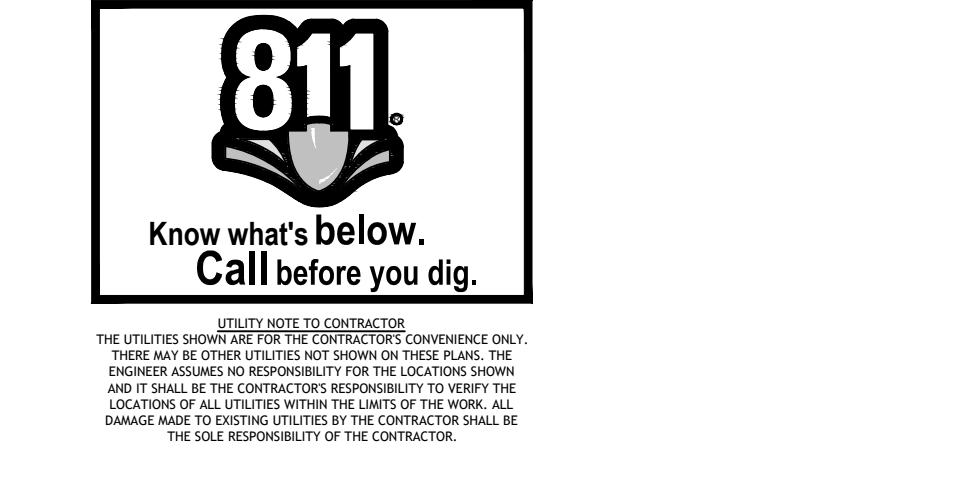
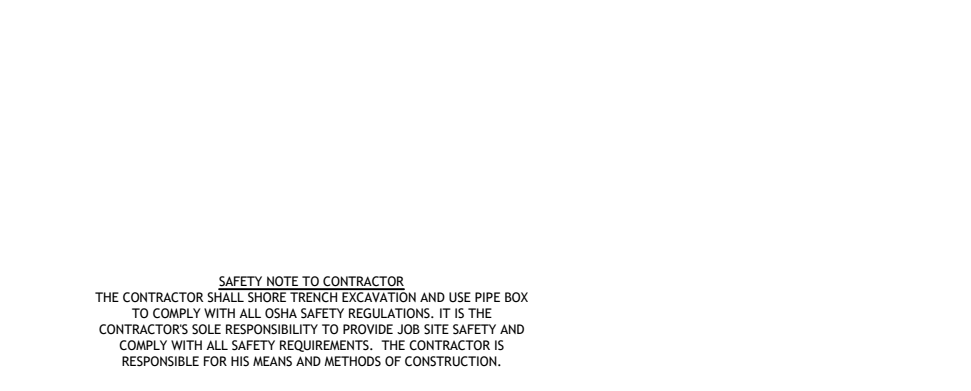
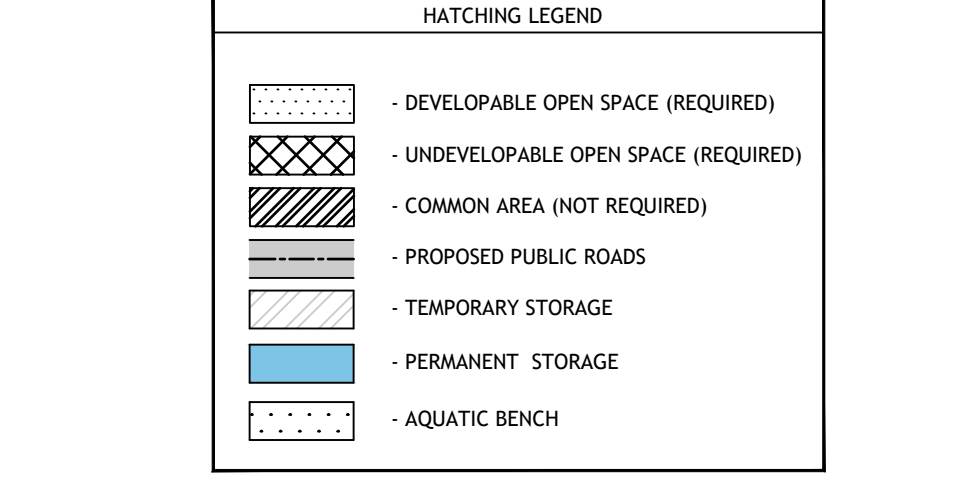
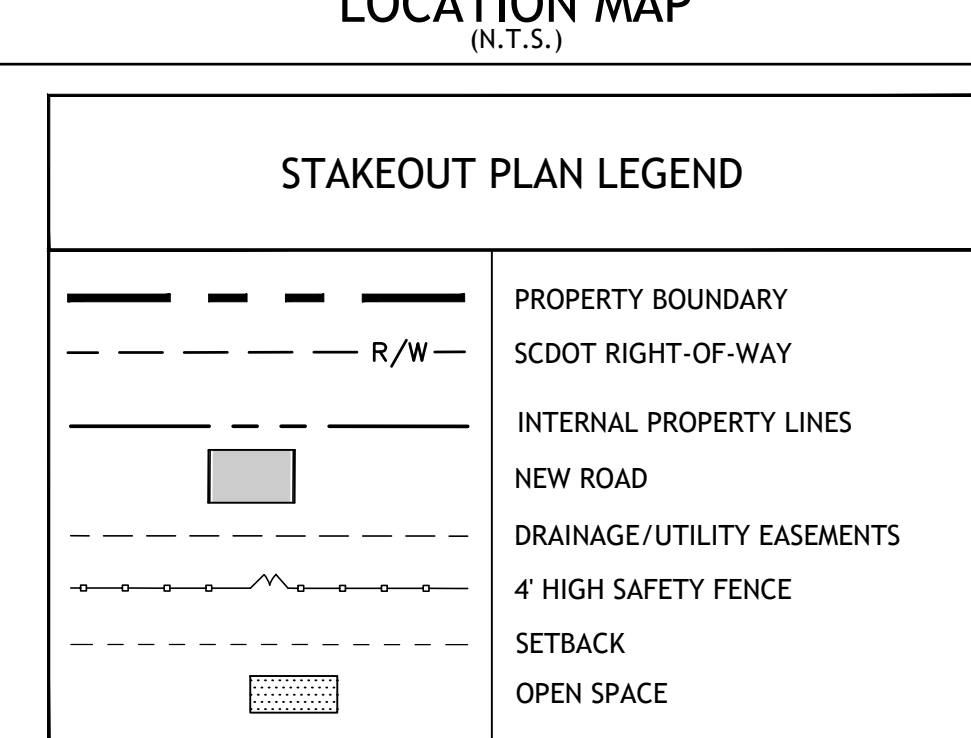
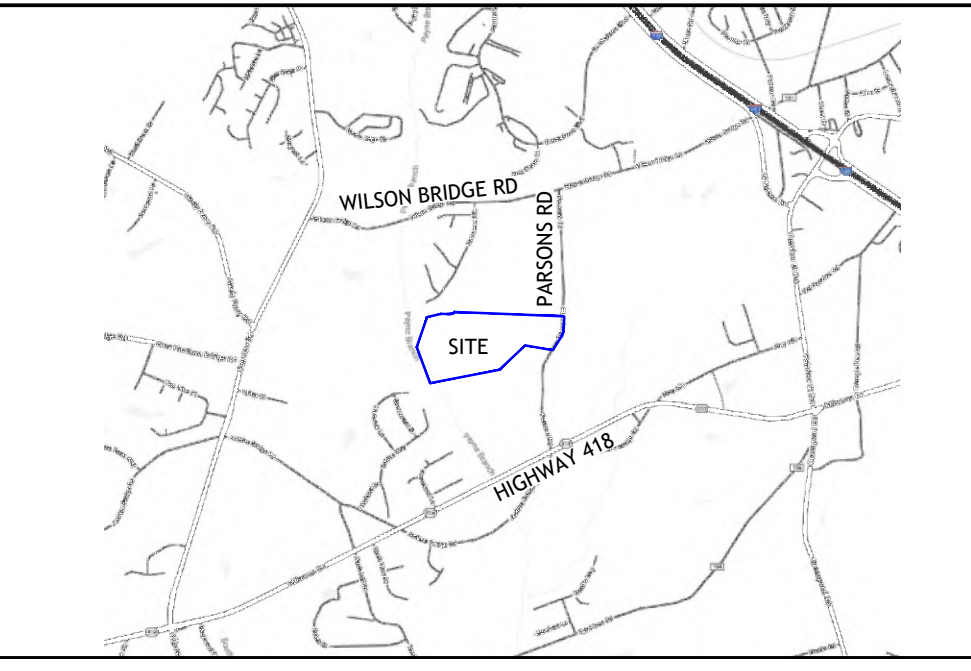
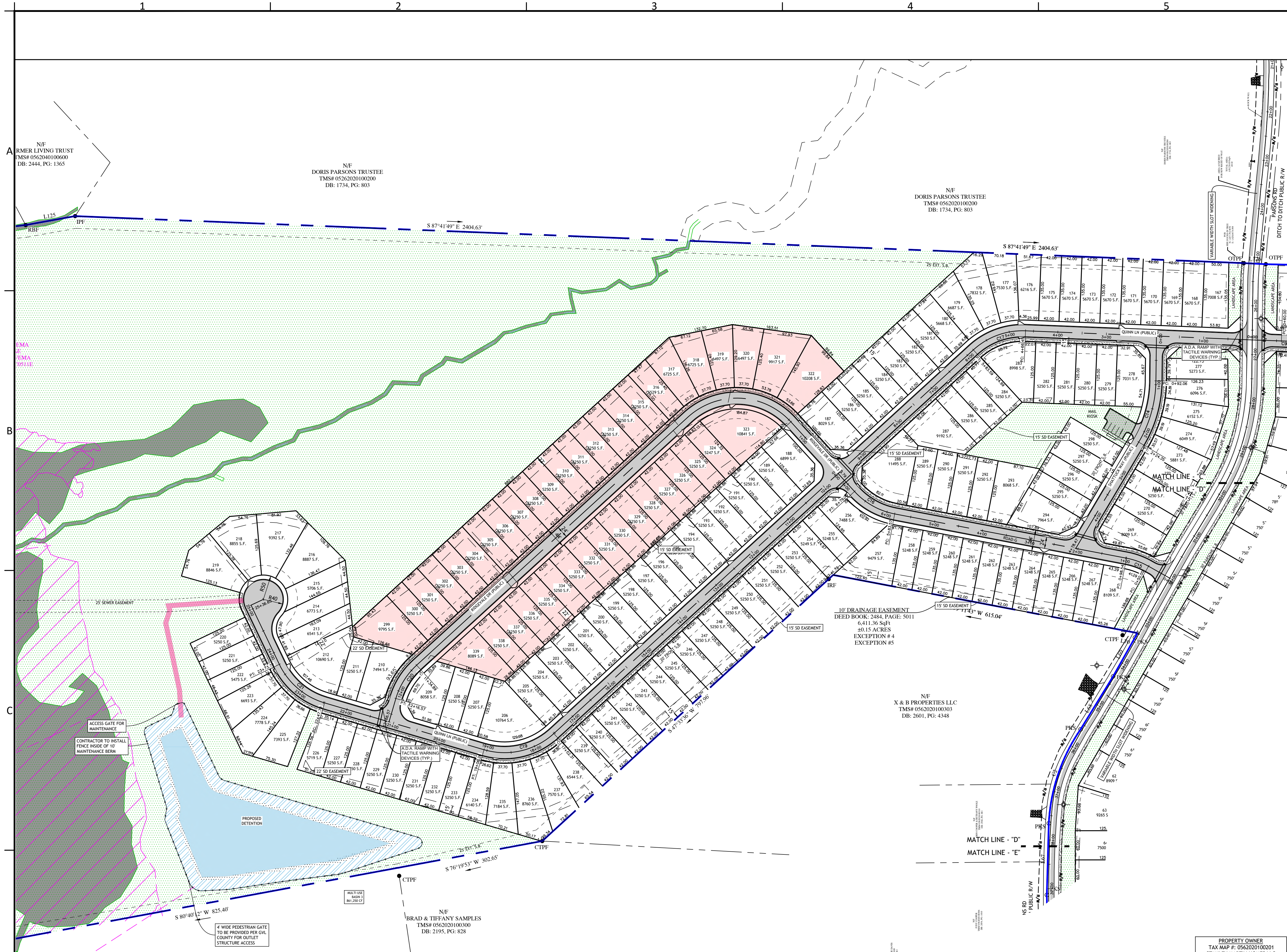
ENGINEER: GRAY ENGINEERING
 RODNEY GRAY, P.E.
 132 PILGRIM ROAD GREENVILLE, SC 29607
 864-297-3027

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

SCALE: 1" = 150'
 PROJECT MANAGER: REG
 DRAWN BY: CJR
 PROJECT DATE: 3/22/21
 JOB No.: 2021030
 PLOT DATE: 5/15/25

CV-1

2020030 D18 Chase Updated Site Plan.dwg



NO.	DATE	BY	REVISION
A	10/27/2021	BWK	OVERALL PRELIMINARY PLAT SUBMITTAL
B	11/29/2024	JCK	APPROVAL RECEIVED FROM CITY OF FOUNTAIN INN AND GE
C	10/27/2024	JCK	LOT NUMBERS UPDATED FOR CONSTRUCTION
D	9/14/2024	JCK	ROAD SIDE DITCH AND CROSSING PIPES
F	5/13/2025	JCK	HAMPTON CHASE SITE LABEL UPDATE

STAKEOUT PLAN

HAMPTON CHASE

CITY OF FOUNTAIN INN
GREENVILLE, SC

PARSONS ROAD

SCALE: 1" = 100'

PROJECT MANAGER: REG

DRAWN BY: CJR

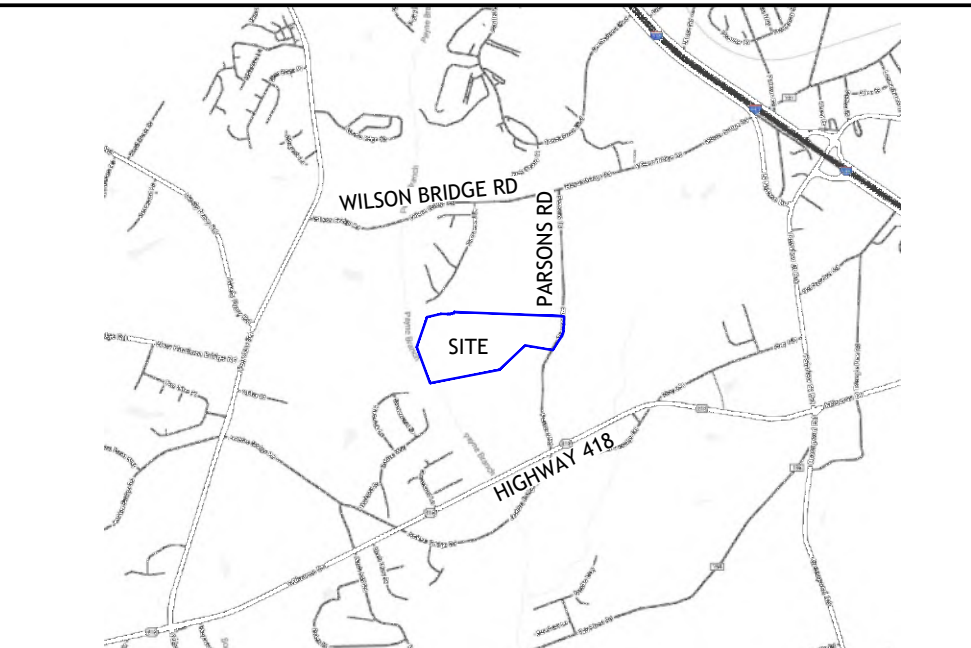
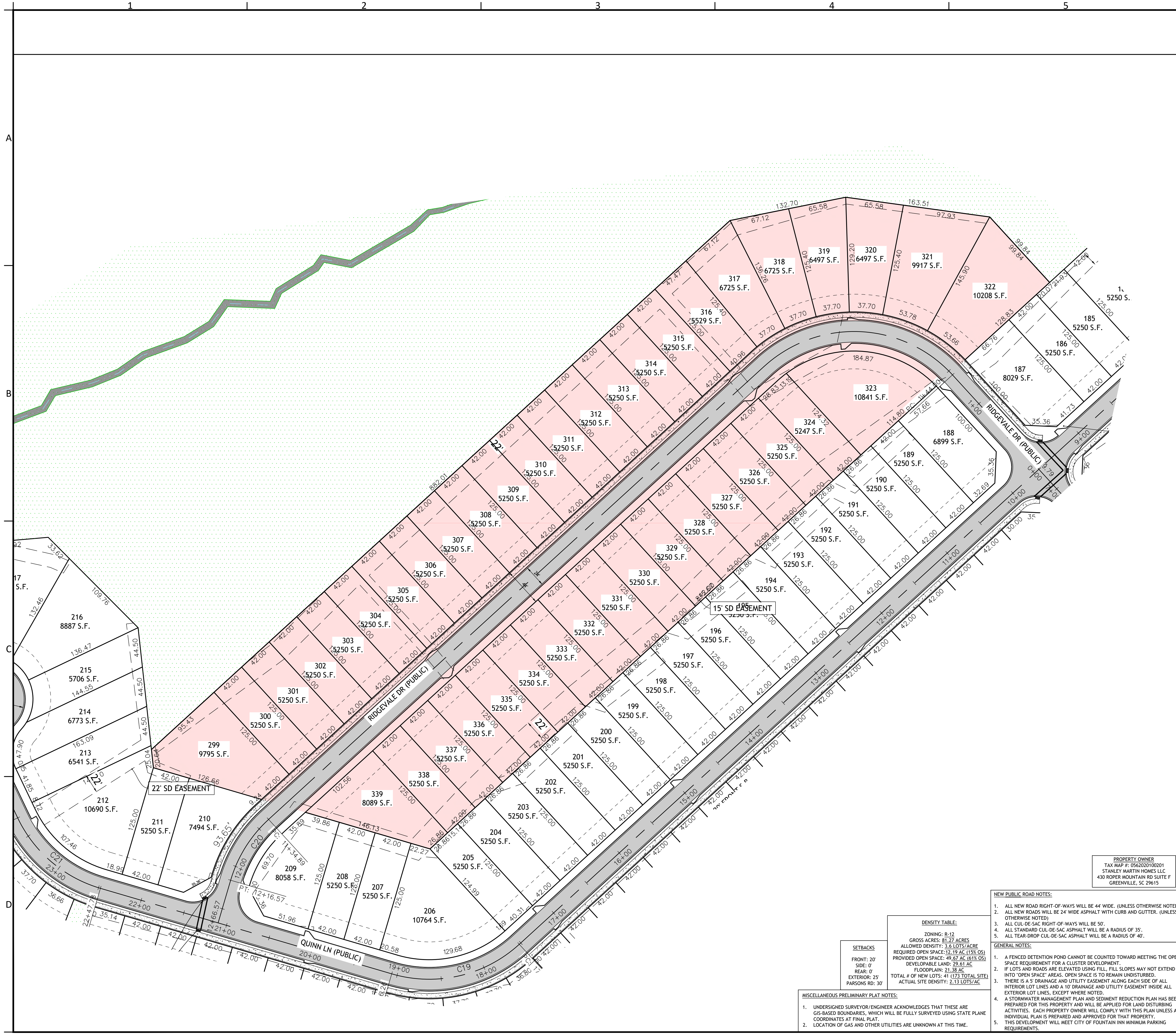
PROJECT DATE: 3/22/21

JOB No.: 2020030

PLOT DATE: 5/15/25

SHEET

CV-1A



STAKEOUT PLAN LEGEND

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

HATCHING LEGEND

	DEVELOPABLE OPEN SPACE (REQUIRED)
	UNDEVELOPABLE OPEN SPACE (REQUIRED)
	COMMON AREA (NOT REQUIRED)
	PROPOSED PUBLIC ROADS
	TEMPORARY STORAGE
	PERMANENT STORAGE
	AQUATIC BENCH

SAFETY NOTE TO CONTRACTOR
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN AND TO COMPLY WITH ALL SAFETY REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN AND HIS EMPLOYEES' SAFETY.



UTILITY NOTE TO CONTRACTOR
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PROPERTY OWNER
 TAX MAP #: 0562020100201
 STANLEY MARTIN HOMES LLC
 430 ROPER MOUNTAIN RD SUITE F
 GREENVILLE, SC 29615

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

DENSITY TABLE:

ZONING:	R-12
GROSS ACRES:	81.27 ACRES
ALLOWED DENSITY:	3.6 LOTS/ACRE
REQUIRED OPEN SPACE:	12.19 AC (15% OS)
PROVIDED OPEN SPACE:	49.67 AC (61% OS)
DEVELOPABLE LAND:	29.61 AC
FLOODPLAIN:	21.38 AC
TOTAL # OF NEW LOTS:	41 (173 TOTAL SITE)
ACTUAL SITE DENSITY:	2.13 LOTS/AC

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

HAMPTON CHASE

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

NO. OF ACRES:	81.27 ACRES	NEW ROAD:	0.18 MI
NO. OF LOTS/UNITS:	41 LOTS (173 TOTAL)	DATE:	5/13/25

DEVELOPER/APPLICANT STANLEY MARTIN HOMES, LLC 430 ROPER MOUNTAIN ROAD SUITE F GREENVILLE, SC 29615 ATTN: PAUL GRAY	ENGINEER GRAY ENGINEERING RODNEY GRAY, P.E. 132 PILGRIM ROAD GREENVILLE, SC 29607 864-297-3027	SURVEYOR COLE LAND SURVEYING, LLC 858 POTTER ROAD GAFFNEY, SC 29341 (864) 809 - 4483
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NO.	DATE	BY	REVISION
A	8/27/2021	BMK	OVERALL PRELIMINARY PLAT SUBMITTAL
B	7/29/2024	JCK	APPROVAL RECEIVED FROM CITY OF FOUNTAIN INN AND GE
C	8/20/2024	JCK	LOT NUMBERS UPDATED FOR CONSTRUCTION
D	9/4/2024	JCK	ROAD SIDE DITCH AND CROSSING PIPES
F	5/13/2025	JCK	HAMPTON CHASE SITE LABEL UPDATE

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

HAMPTON CHASE

CITY OF FOUNTAIN INN
GREENVILLE, SC

PARSONS ROAD

SCALE: 1" = 100'

PROJECT MANAGER: REG

DRAWN BY: CJR

PROJECT DATE: 3/22/21

JOB No.: 2020030

PLOT DATE: 5/15/25

SHEET
CV-1B