



## **AGENDA**

### **Regular Planning Commission Meeting**

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

**Thursday, July 17, 2025 - 6:00 PM**

1. Call to Order
2. Approval of Minutes
  - a. Planning Commission Meeting Minutes from June 18, 2025
3. Public Hearing(s)
  - a. DOCKET NUMBER: SP-2025-05, Golden Strip Medical Park  
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 (Commercial), I-1 (Industrial), & R-12  
(Residential)  
REQUEST: Final Development Plan
  - b. DOCKET NUMBER: SP-2025-06, Sanctuary at Quail Run  
APPLICANT: Blackstone Development, Seth Henry  
LOCATION: 100 & 806 Main St.  
TAX MAP: Tax Map #'s 0341000100200 & 0341000100400  
EXISTING ZONING: R-15, Residential  
REQUEST: Preliminary Plat
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, June 18, 2025 – 6:00PM

### 1. Call to Order

Chairperson Stoddard called the meeting to order at 6:00PM. Chairperson Stoddard, Commissioner Flint, 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, May 15, 2025. Commissioner Ellisor seconded the motion. The motion carried 6-0.

### 4. Public Hearings

- a. DOCKET NUMBER: SP-2025-03

APPLICANT: Ridgewater Engineering & Surveying, Wesley White

TAX MAP: Tax Map #0562010102823

EXISTING ZONING: PD, Planned Development

REQUEST: Final Development Plan Approval

Staff presented the case. Wesley White with Ridgewater Engineering shared more 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 Pease made the motion to approve SP-2025-03. Chairperson Stoddard seconded the motion. The motion carried 6-0.

b. DOCKET NUMBER: PA-2025-02

APPLICANT: Gray Engineering, Alex Converse

LOCATION: Parsons Road

TAX MAP: Tax Map #0562020100201

EXISTING ZONING: R-12, Residential

REQUEST: Revised Preliminary Plat Approval

Staff presented the case. Alex Converse with Gray Engineering provided more details on the request, noting no new infrastructure is needed due to a new trunk line.

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 SP-2025-04. Commissioner Flint seconded the motion. The motion carried 6-0.

5. Adjourn

Commissioner DeRoberts made a motion to adjourn at 6:09PM. Commissioner Pease seconded. The motion carried unanimously.



## AGENDA ITEM

July 17, 2025

To: Planning Commission  
From: Planning & Development Director, Jason Knudsen  
Subject: SP-2025-05, Golden Strip Medical Park, Final Development Plan  
Meeting Date: July 17, 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):** 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 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 phase one of the Golden Strip Medical Park FRD. The applicant is seeking review and approval of the FDP.

### ***LOCATION & DESCRIPTION***

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

### ***STATEMENT OF INTENT & CONCEPT PLAN***

On June 26<sup>th</sup>, 2025, City Council approved a Statement of Intent (SOI) and Concept Plan for the Golden Strip Medical Park FRD. This proposed FDP is phase one and includes an ambulatory surgery center (ASC) and a multi-specialty ambulatory care center (MACC).

**ZONING DISTRICT**

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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**

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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.

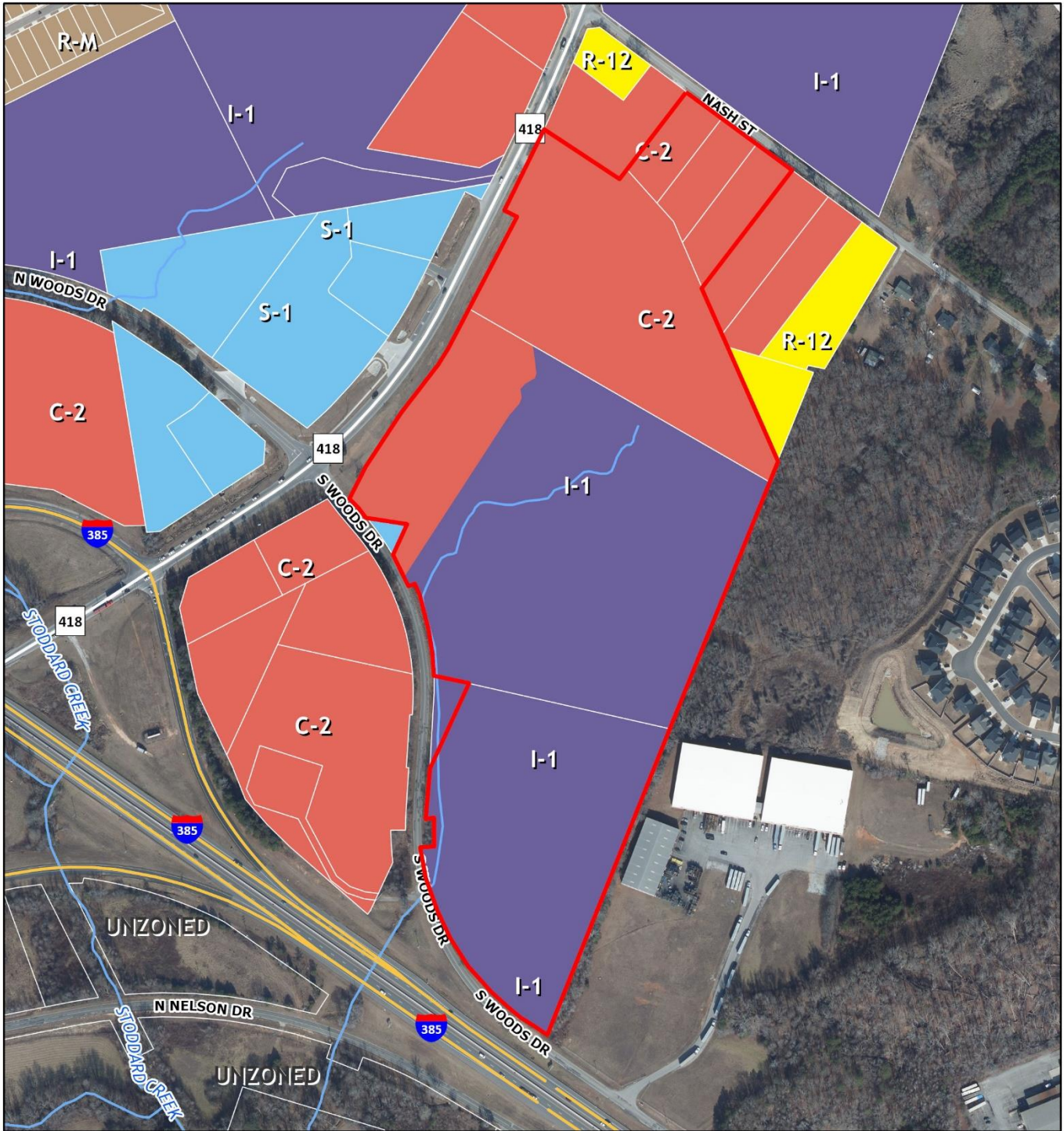
**STAFF COMMENTS**

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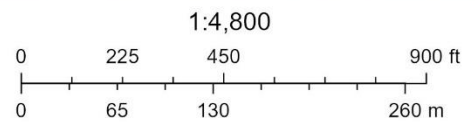
Staff has reviewed this proposed FDP for compliance with the requirements specified in the SOI, Concept Plan and city ordinances. Staff finds the proposed FDP to be compliant and recommends approval.

***RECOMMENDED MOTION: I move that the Planning Commission Approve the Final Development Plan for SP-2025-05, Golden Strip Medical Park.***

**GREENVILLE COUNTY ZONING MAP**



May 8, 2025



Greenville County GIS Division

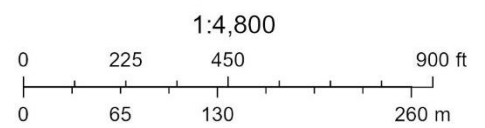
LAURENS COUNTY ZONING MAP



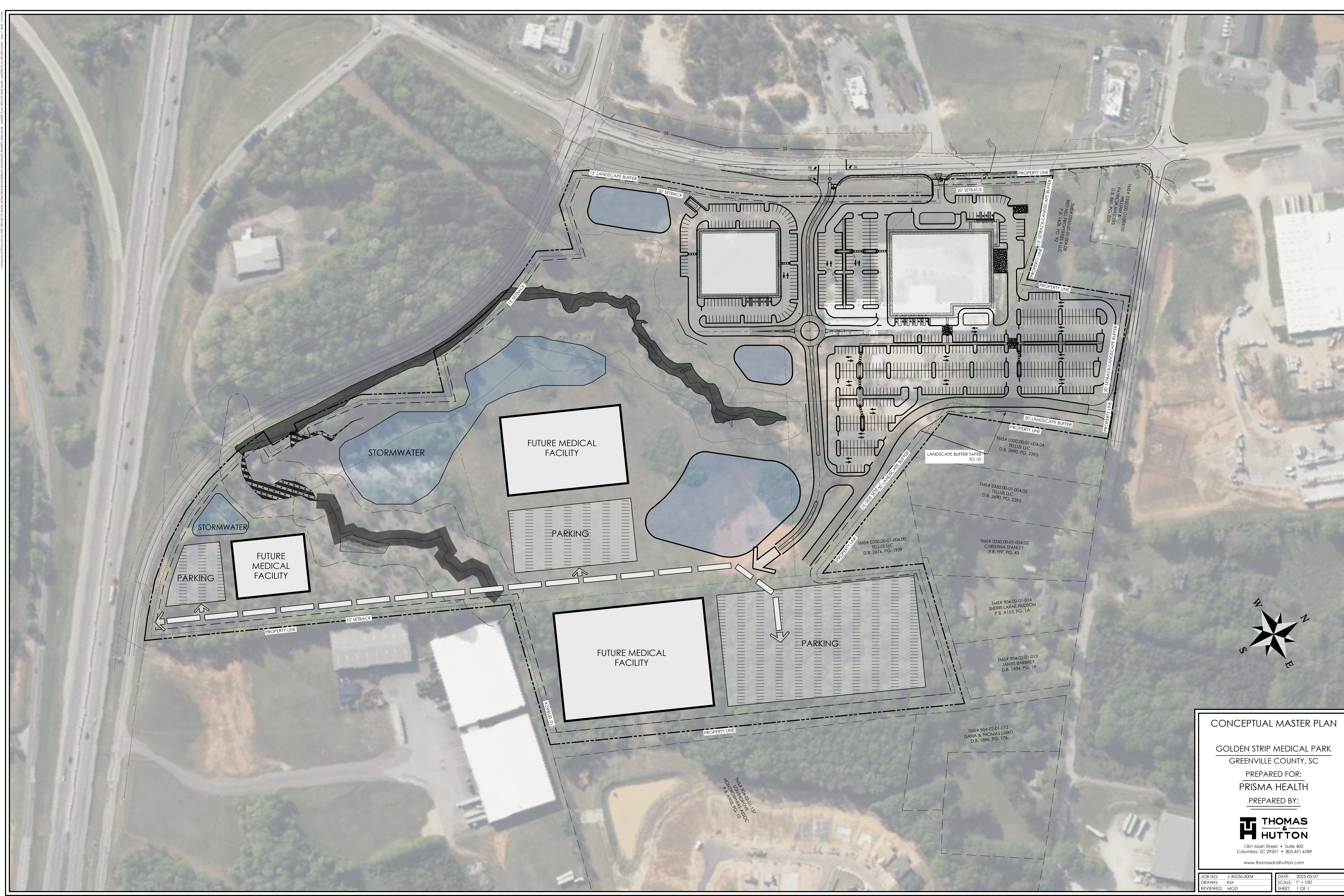
**AERIAL MAP**



May 8, 2025



Greenville County GIS Division



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



## 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

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### Statement of Intent

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#### ***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**

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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:

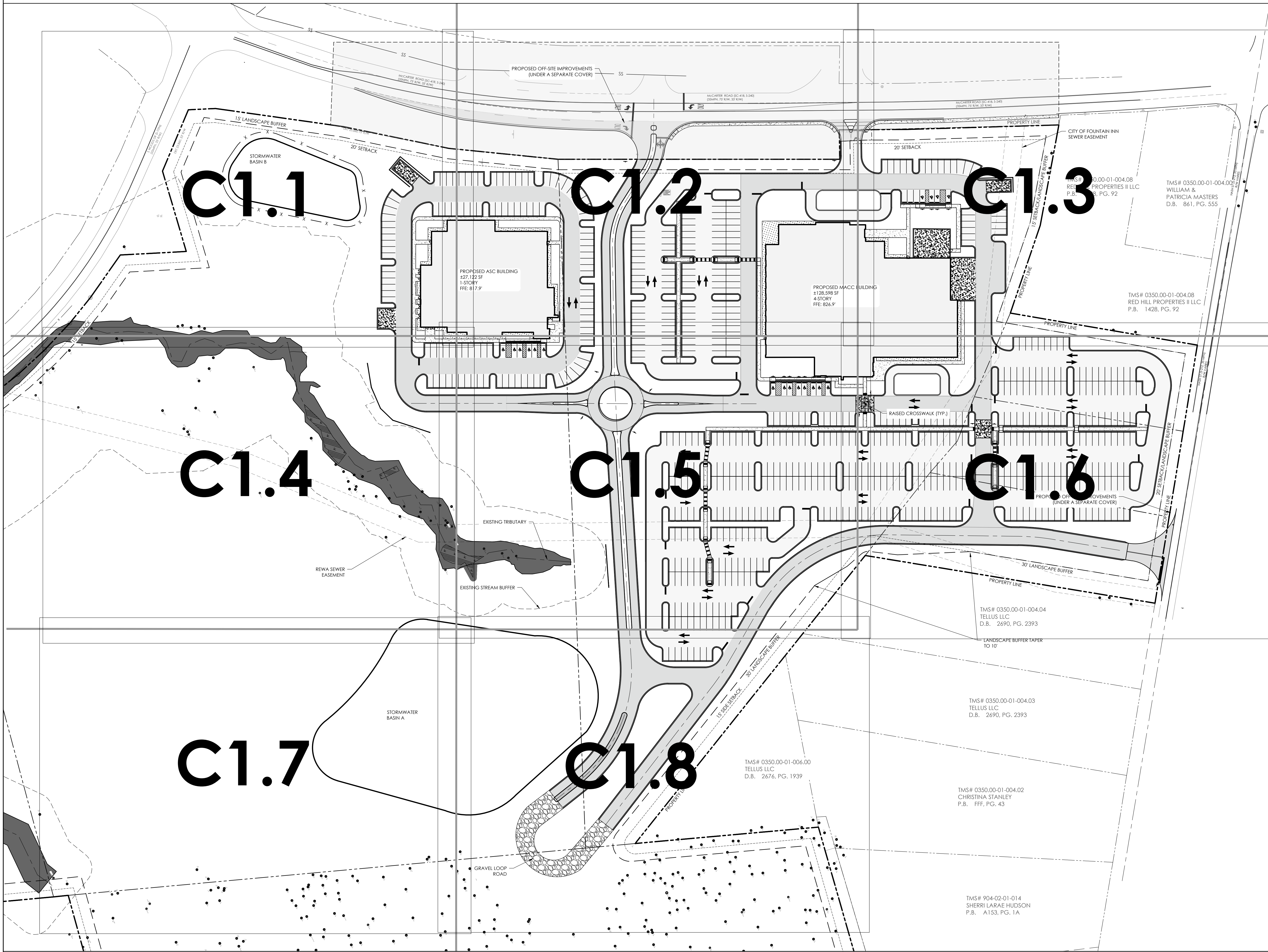
According to the Signage in the Gateway Corridor Overlay District, signage is restricted to two (2) signs per business, one wall/canopy sign and one freestanding or decorative signpost sign. Due to the nature of this site, the Owner will not meet these requirements. More than one freestanding sign and 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.

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

ENGINEER OF RECORD: LBG  
PROJECT ARCHITECT: MFS  
DESIGNED BY: CVJ  
DRAWN BY: CVJ

SHEET TITLE:  
**OVERALL SITE PLAN**

SHEET NO. **C1.0** PROJ. NO. 30236.0004



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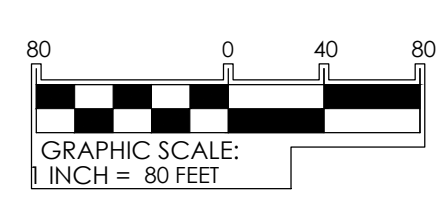
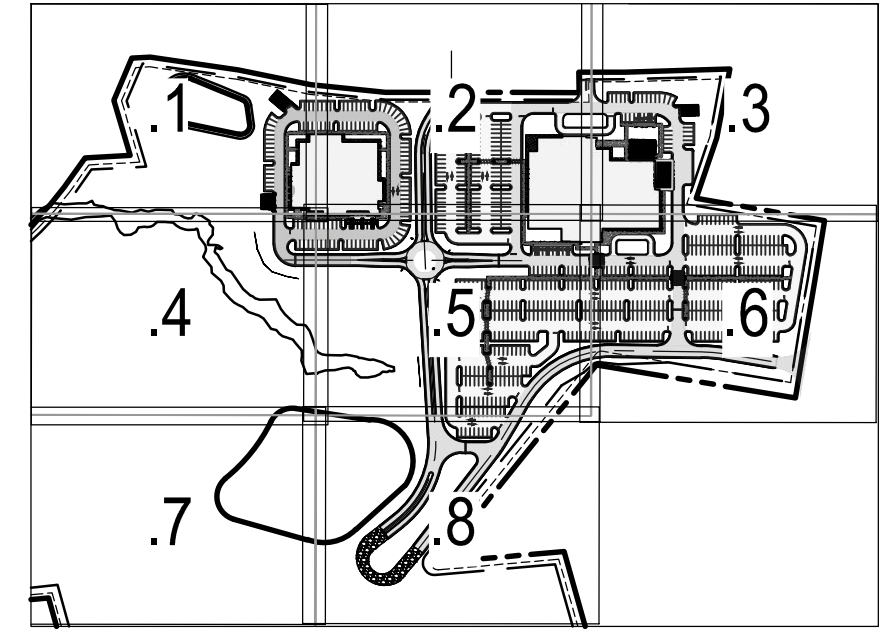
NOTES, KEY NOTES, LEGENDS

SITE DATA TABLE			
SITE	BUILDING SF	PROVIDED PARKING	PARKING RATIO
MACC	±128,598	562 SPACES (INCLUDING 12 ADA)	4.4 TO 1000
ASC	±27,122	116 SPACES (INCLUDING 6 ADA)	4.3 TO 1000

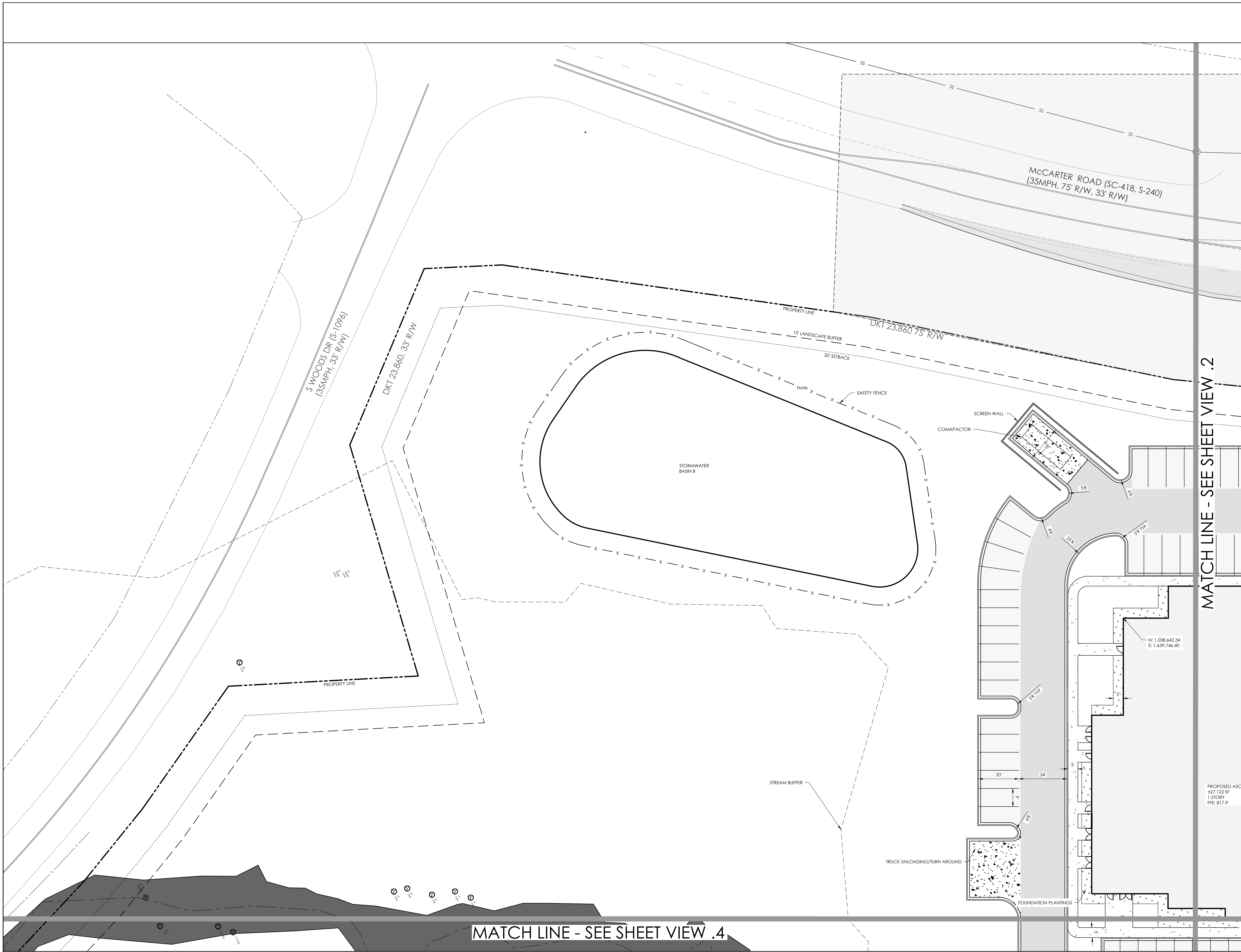
HATCHING LEGEND	
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	GRAVEL

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REFULATION 72-300 ET. SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

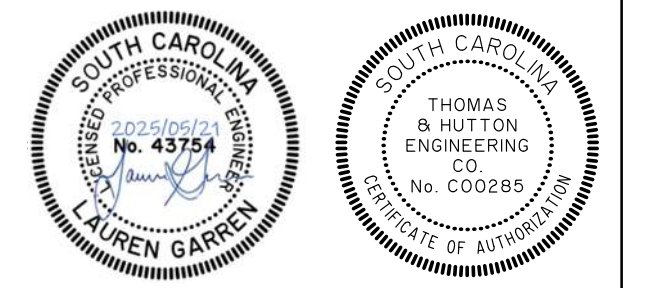
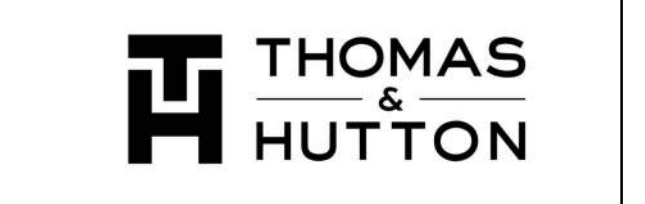
KEY PLAN SCALE: 1" = 400'



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NOTES, KEY NOTES, LEGENDS



PERMIT SET - FOR REVIEW PURPOSES ONLY

**PRISMA HEALTH®**  
 GOLDEN STRIP - PHASE 1  
 FOUNTAIN INN, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

ENGINEER OF RECORD: LBG  
 PROJECT ARCHITECT: MFS  
 DESIGNED BY: CVJ  
 DRAWN BY: CVJ

SHEET TITLE:  
**SITE PLAN**

SHEET NO. PROJ. NO.  
 30296.0004

**C1.1**

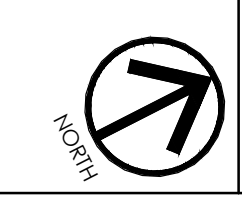
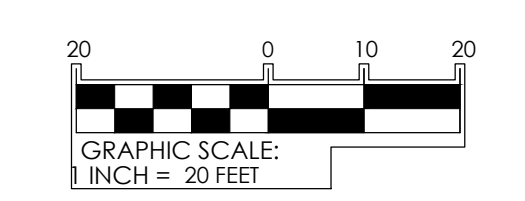
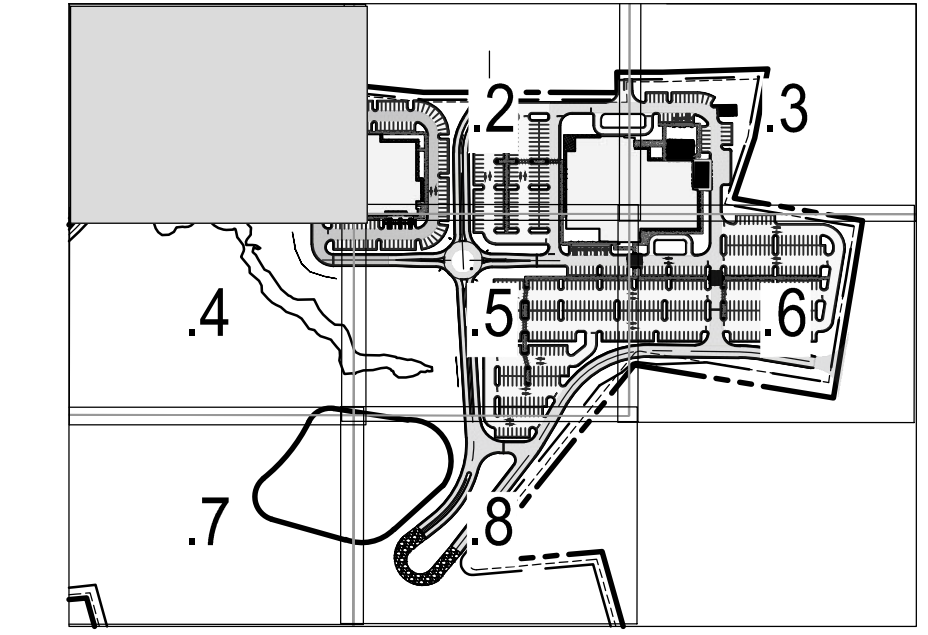
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HATCHING LEGEND	
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	GRAVEL

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REFULATION 72-300 ET. SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

KEY PLAN SCALE: 1" = 400'

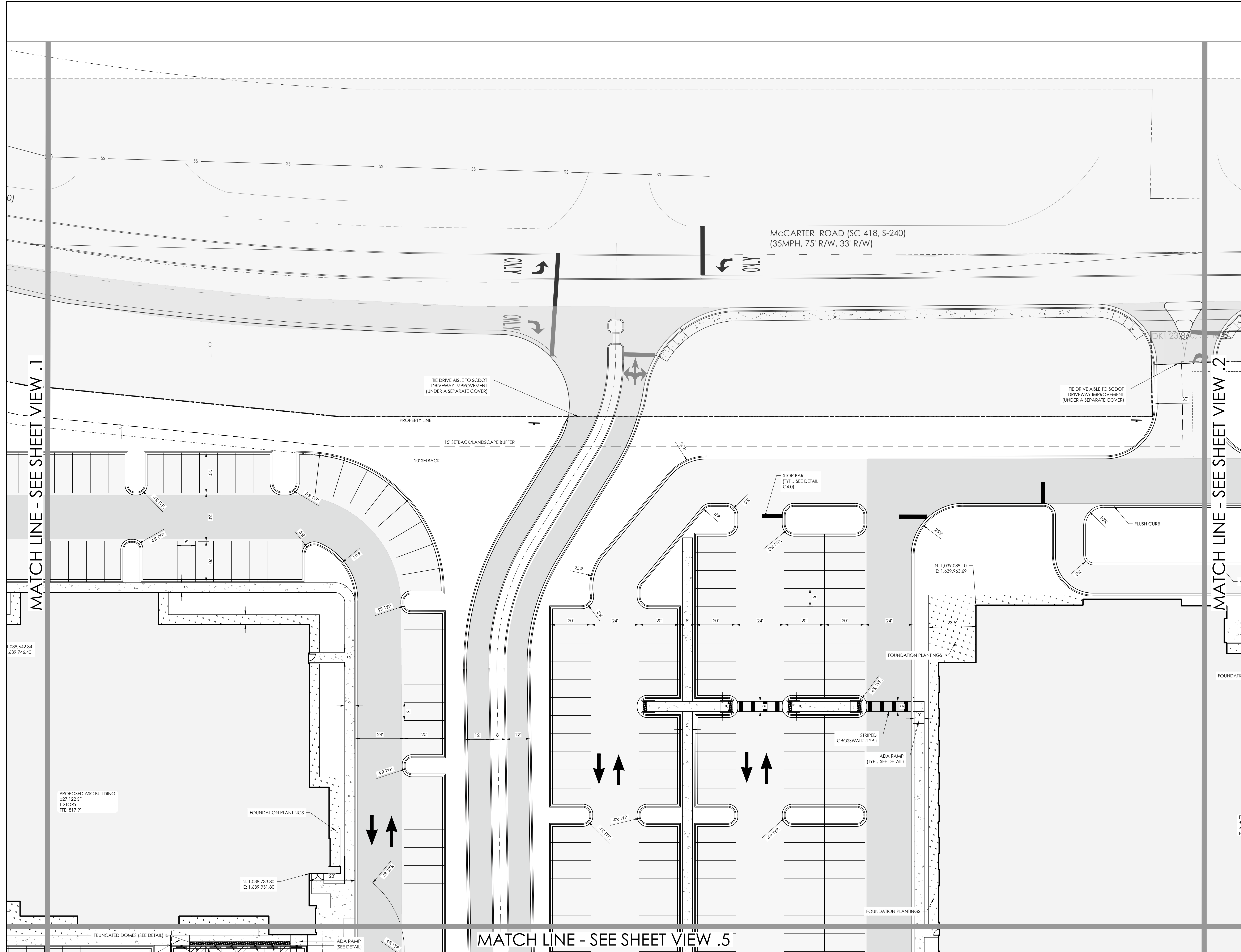


SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

ENGINEER OF RECORD: LBG  
PROJECT ARCHITECT: MFS  
DESIGNED BY: CVJ  
DRAWN BY: CVJ

SHEET TITLE:  
**SITE PLAN**

SHEET NO. PROJ. NO.  
C1.2 30226.0004



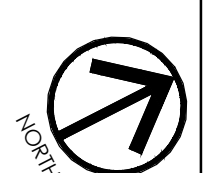
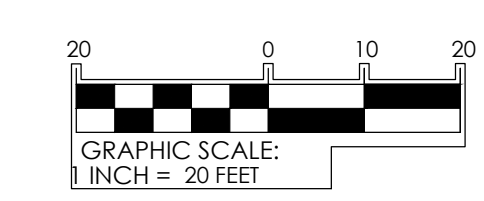
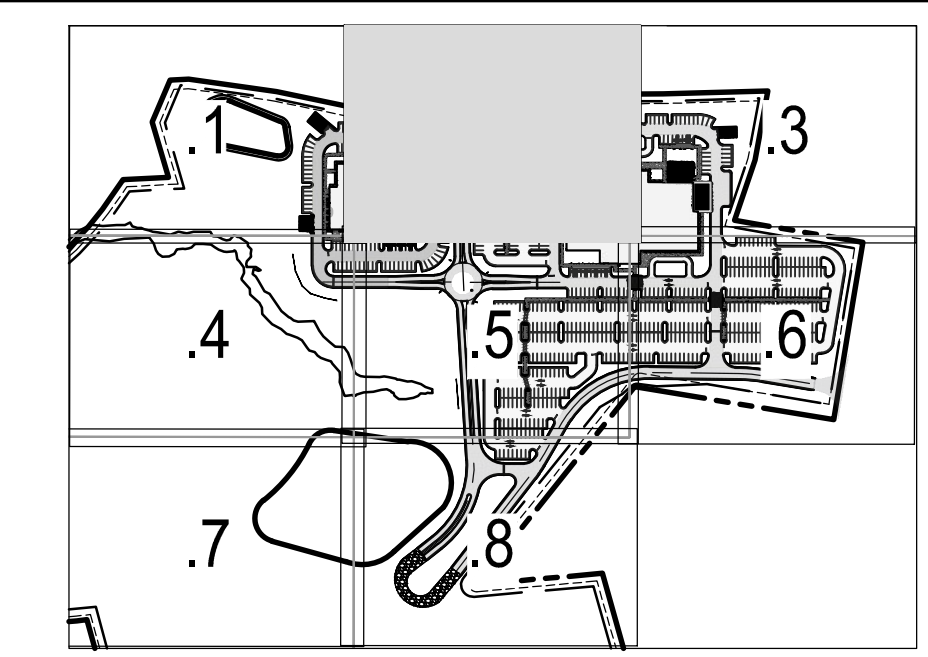
NOTES, KEY NOTES, LEGENDS

SITE DATA TABLE			
SITE	BUILDING SF	PROVIDED PARKING	PARKING RATIO
MACC	±128,598	562 SPACES (INCLUDING 12 ADA)	4.4 TO 1000
ASC	±27,122	116 SPACES (INCLUDING 6 ADA)	4.3 TO 1000

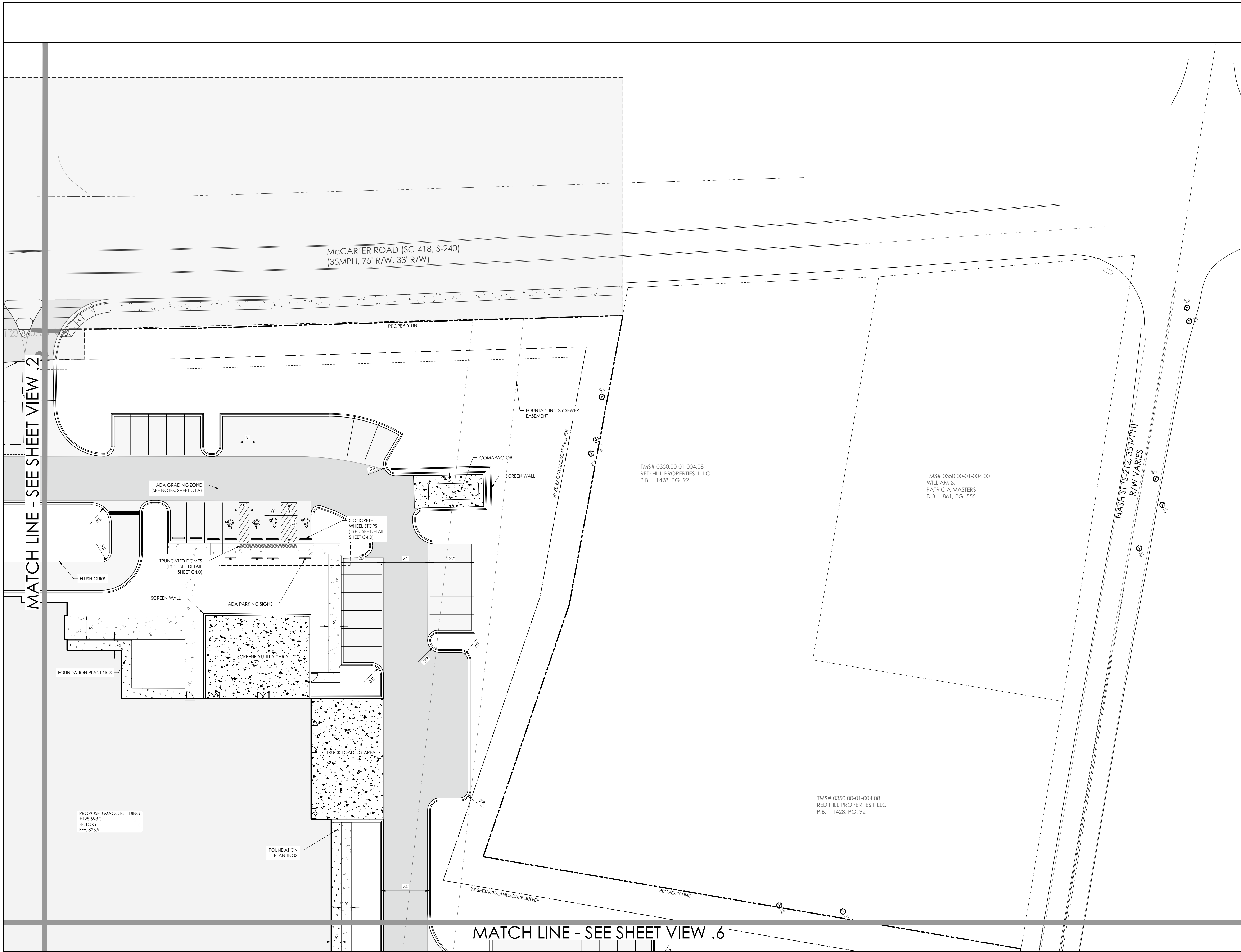
HATCHING LEGEND	
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	GRAVEL

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REFULATION 72-300 ET. SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

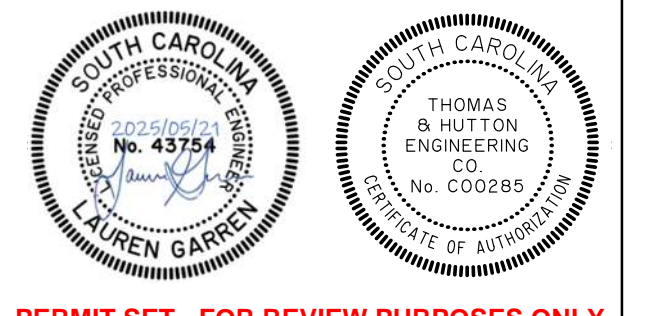
KEY PLAN SCALE: 1" = 400'



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NOTES, KEY NOTES, LEGENDS



PERMIT SET - FOR REVIEW PURPOSES ONLY

**PRISMA HEALTH**  
GOLDEN STRIP - PHASE 1  
FOUNTAIN INN, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

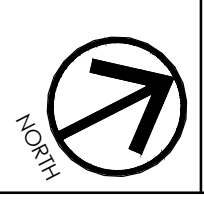
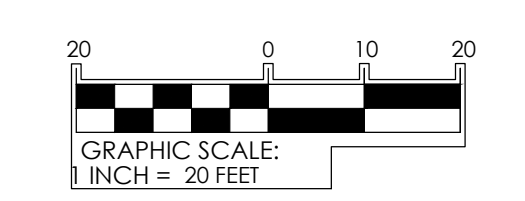
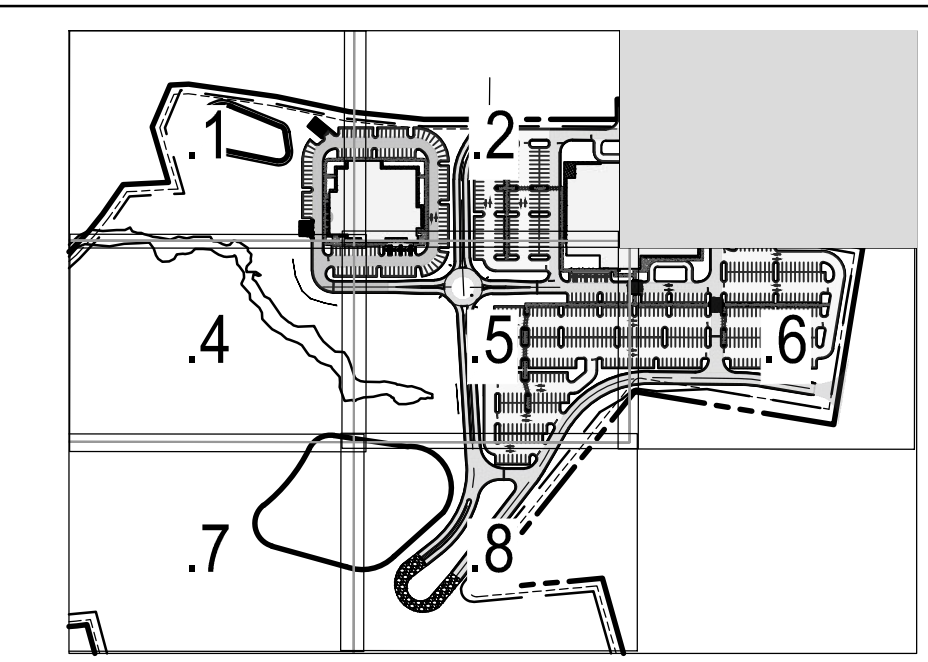
NOTES, KEY NOTES, LEGENDS

SITE DATA TABLE			
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MACC	±128,598	562 SPACES (INCLUDING 12 ADA)	4.4 TO 1000
ASC	±27,122	116 SPACES (INCLUDING 6 ADA)	4.3 TO 1000

HATCHING LEGEND	
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	GRAVEL

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REFULATION 72-300 ET. SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

KEY PLAN SCALE: 1" = 400'

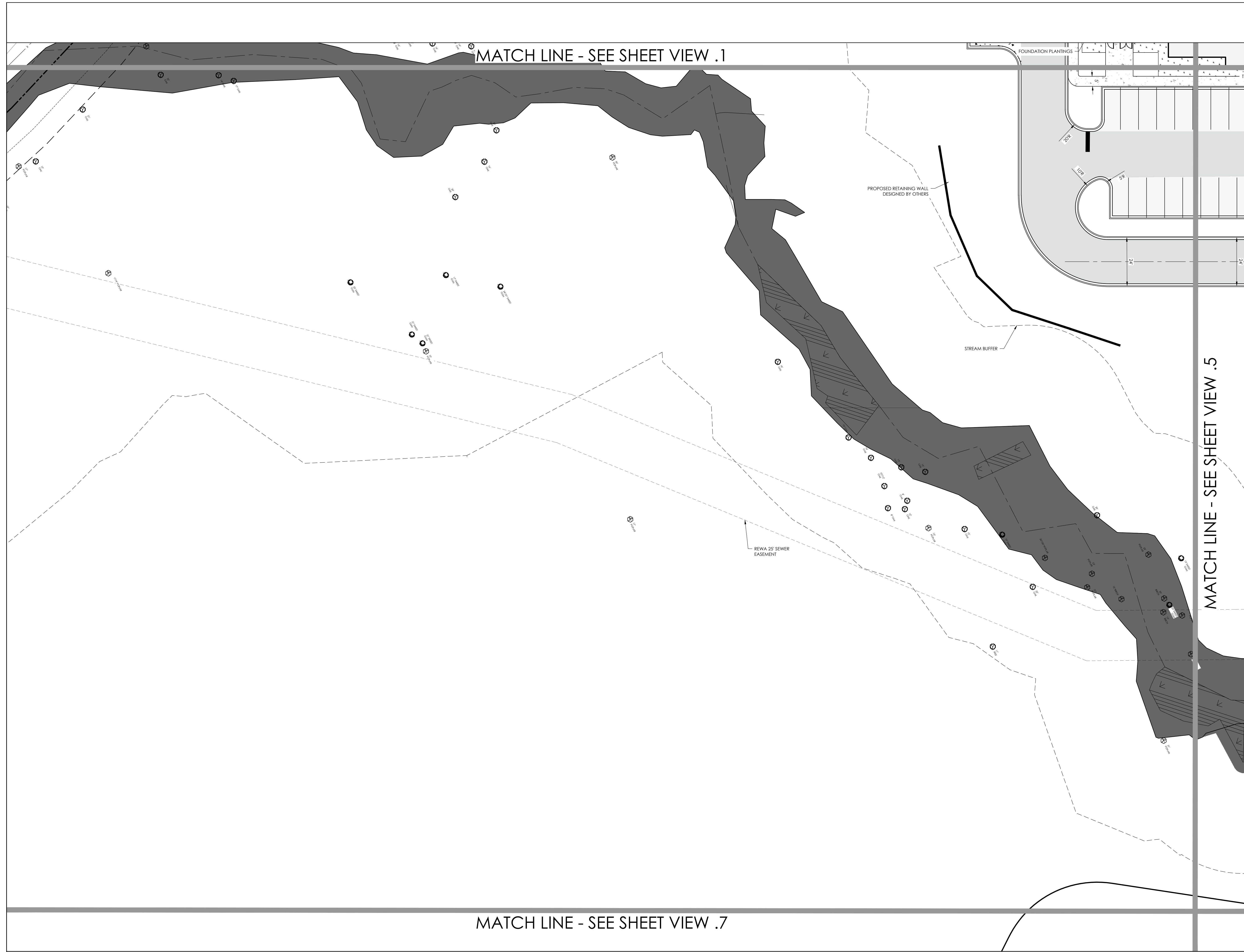


ENGINEER OF RECORD: LBG  
PROJECT ARCHITECT: MFS  
DESIGNED BY: CVJ  
DRAWN BY: CVJ

SHEET TITLE:  
**SITE PLAN**

SHEET NO. PROJ. NO.  
C1.3 30296.0004

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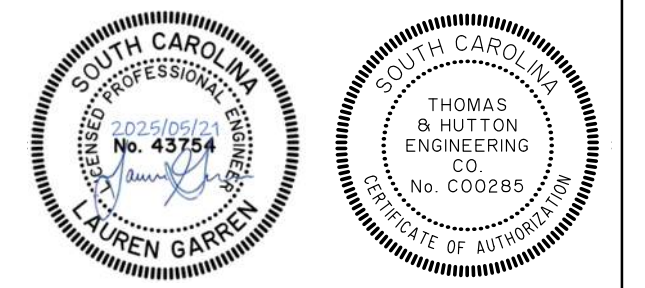


MATCH LINE - SEE SHEET VIEW .1

MATCH LINE - SEE SHEET VIEW .5

MATCH LINE - SEE SHEET VIEW .7

NOTES, KEY NOTES, LEGENDS



PERMIT SET - FOR REVIEW PURPOSES ONLY

**PRISMA HEALTH®**  
 GOLDEN STRIP - PHASE 1  
 FOUNTAIN INN, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

ENGINEER OF RECORD: LBG  
 PROJECT ARCHITECT: MFS  
 DESIGNED BY: CVJ  
 DRAWN BY: CVJ

SHEET TITLE:  
**SITE PLAN**

SHEET NO. PROJ. NO.  
 30296.0004

**C1.4**

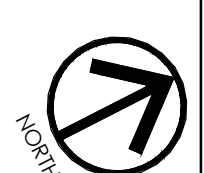
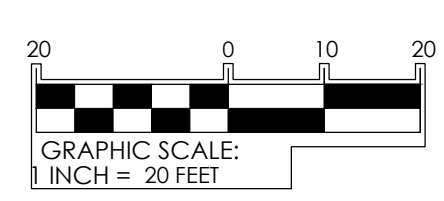
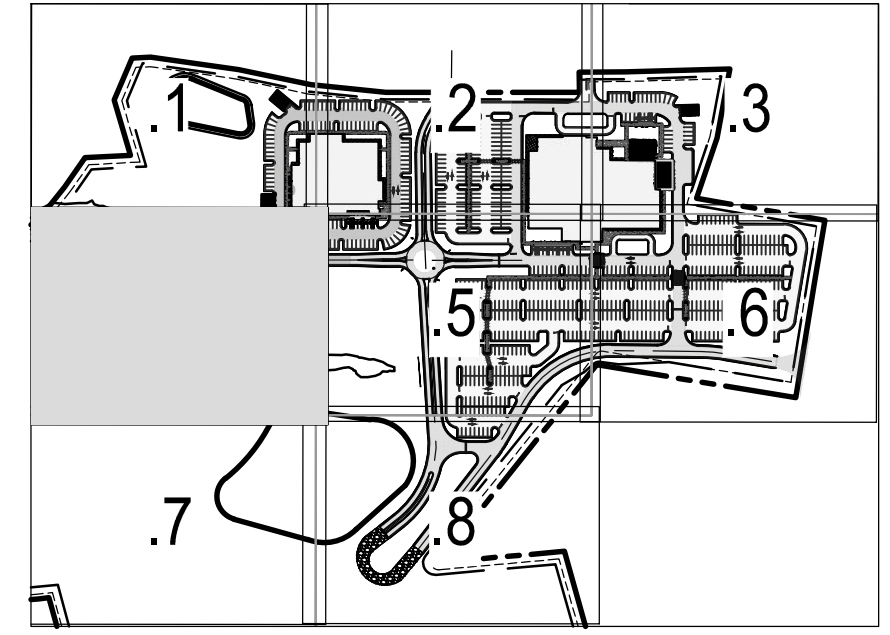
NOTES, KEY NOTES, LEGENDS

SITE DATA TABLE			
SITE	BUILDING SF	PROVIDED PARKING	PARKING RATIO
MACC	±128,598	562 SPACES (INCLUDING 12 ADA)	4.4 TO 1000
ASC	±27,122	116 SPACES (INCLUDING 6 ADA)	4.3 TO 1000

HATCHING LEGEND	
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	GRAVEL

"I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SIGNIFYING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 48, CHAPTER 14 OF THE CODE OF LAWS OF SC, 1976 AS AMENDED, PURSUANT TO REFULATION 72-300 ET. SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000."

KEY PLAN SCALE: 1" = 400'



SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

ENGINEER OF RECORD: LBG  
 PROJECT ARCHITECT: MFS  
 DESIGNED BY: CVJ  
 DRAWN BY: CVJ

SHEET TITLE:  
**SITE PLAN**

SHEET NO. **C1.5** PROJ. NO. 30296.0004

MATCH LINE - SEE SHEET VIEW .2

MATCH LINE - SEE SHEET VIEW .4

MATCH LINE - SEE SHEET VIEW .6

MATCH LINE - SEE SHEET VIEW .8

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NOTES, KEY NOTES, LEGENDS

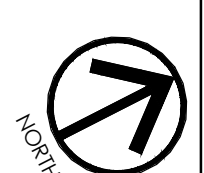
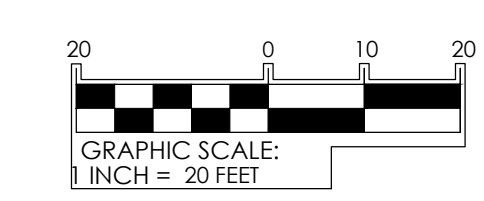
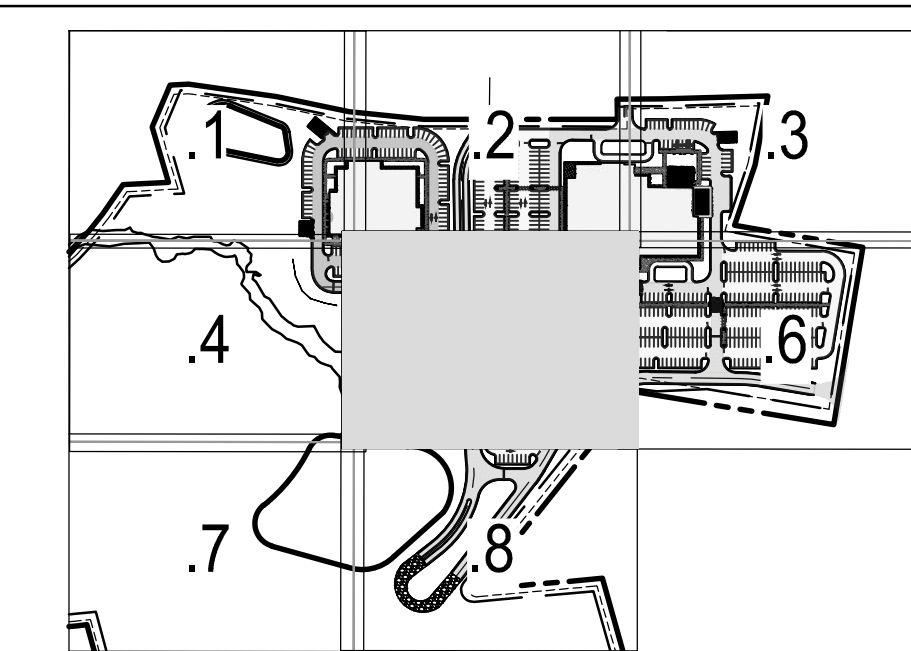
SITE DATA TABLE			
SITE	BUILDING SF	PROVIDED PARKING	PARKING RATIO
MACC	±128,598	562 SPACES (INCLUDING 12 ADA)	4.4 TO 1000
ASC	±27,122	116 SPACES (INCLUDING 6 ADA)	4.3 TO 1000

HATCHING LEGEND	
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	GRAVEL

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KEY PLAN

SCALE: 1" = 400'



SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

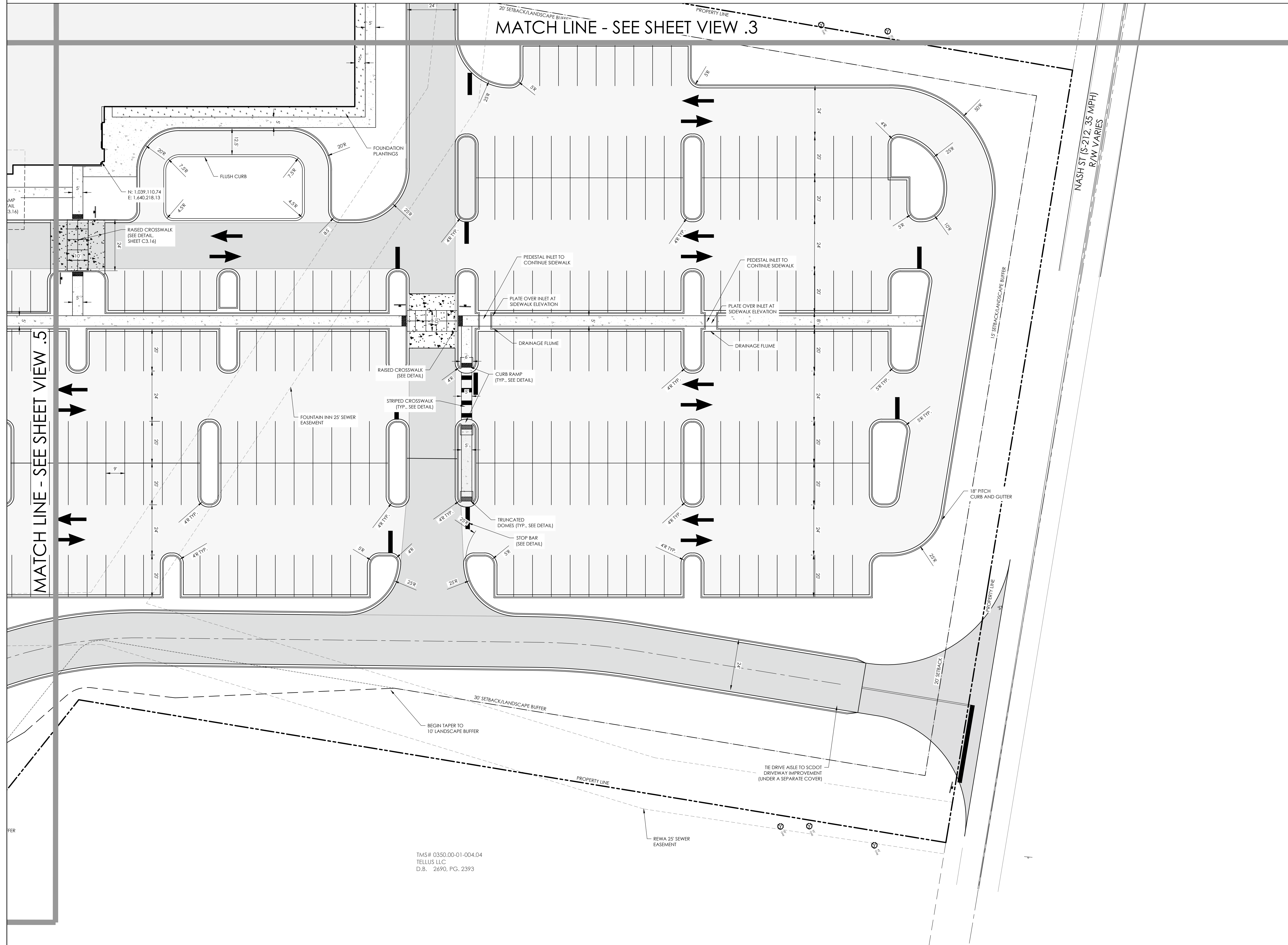
ENGINEER OF RECORD: LBG  
 PROJECT ARCHITECT: MFS  
 DESIGNED BY: CVJ  
 DRAWN BY: CVJ

SHEET TITLE:  
**SITE PLAN**

SHEET NO. **C1.6** PROJ. NO. 30296.0004

MATCH LINE - SEE SHEET VIEW .3

MATCH LINE - SEE SHEET VIEW .5



TMS# 0350.00-01-004.04  
 TELLUS LLC  
 D.B. 2490, PG. 2393

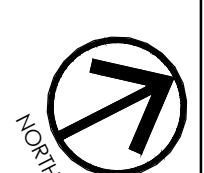
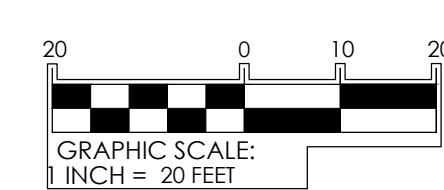
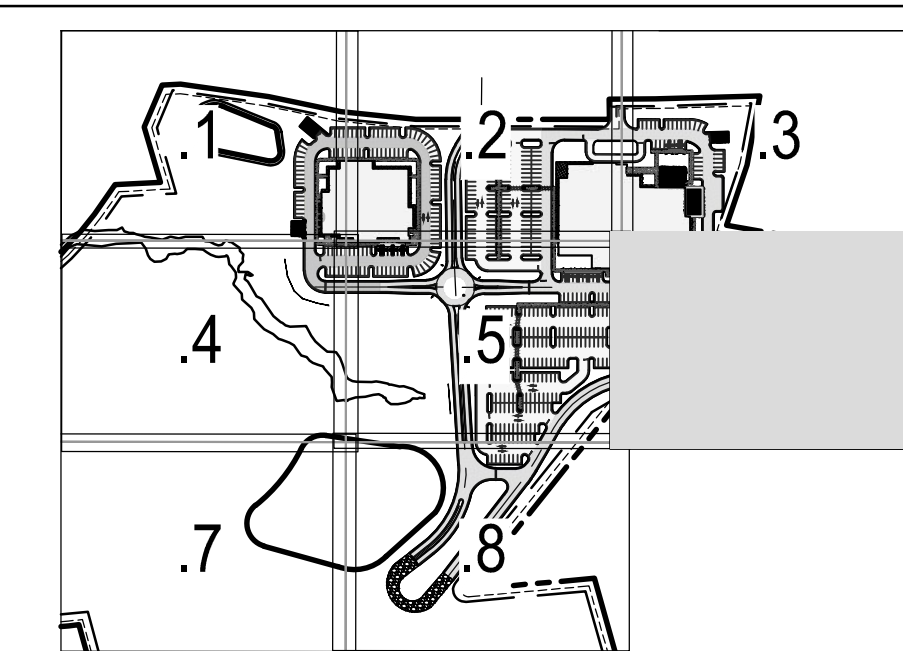
NOTES, KEY NOTES, LEGENDS

SITE DATA TABLE			
SITE	BUILDING SF	PROVIDED PARKING	PARKING RATIO
MACC	±128,598	562 SPACES (INCLUDING 12 ADA)	4.4 TO 1000
ASC	±27,122	116 SPACES (INCLUDING 6 ADA)	4.3 TO 1000

HATCHING LEGEND	
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
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KEY PLAN SCALE: 1" = 400'



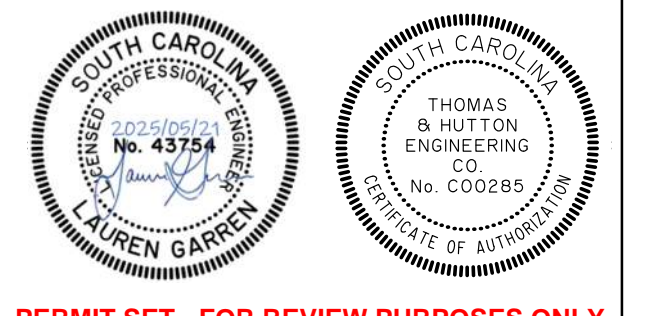
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MATCH LINE - SEE SHEET VIEW .4

MATCH LINE - SEE SHEET VIEW .8

STORMWATER  
BASIN A

NOTES, KEY NOTES, LEGENDS



PERMIT SET - FOR REVIEW PURPOSES ONLY

**PRISMA** HEALTH®  
GOLDEN STRIP - PHASE 1  
FOUNTAIN INN, SC

SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

ENGINEER OF RECORD: LBG  
PROJECT ARCHITECT: MFS  
DESIGNED BY: CVJ  
DRAWN BY: CVJ

SHEET TITLE:  
**SITE PLAN**

SHEET NO. PROJ. NO.  
30296.0004

**C1.7**

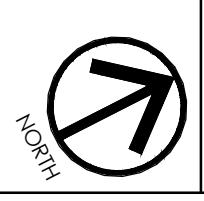
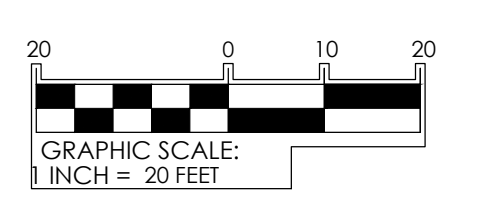
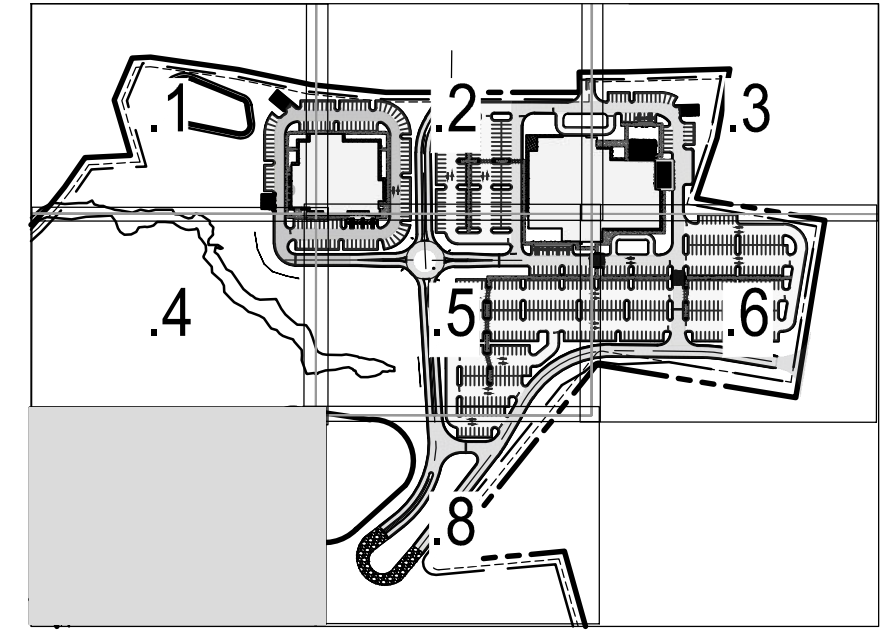
NOTES, KEY NOTES, LEGENDS

SITE DATA TABLE			
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HATCHING LEGEND	
	HEAVY DUTY PAVING
	LIGHT DUTY PAVING
	STANDARD CONCRETE
	HEAVY DUTY CONCRETE
	GRAVEL

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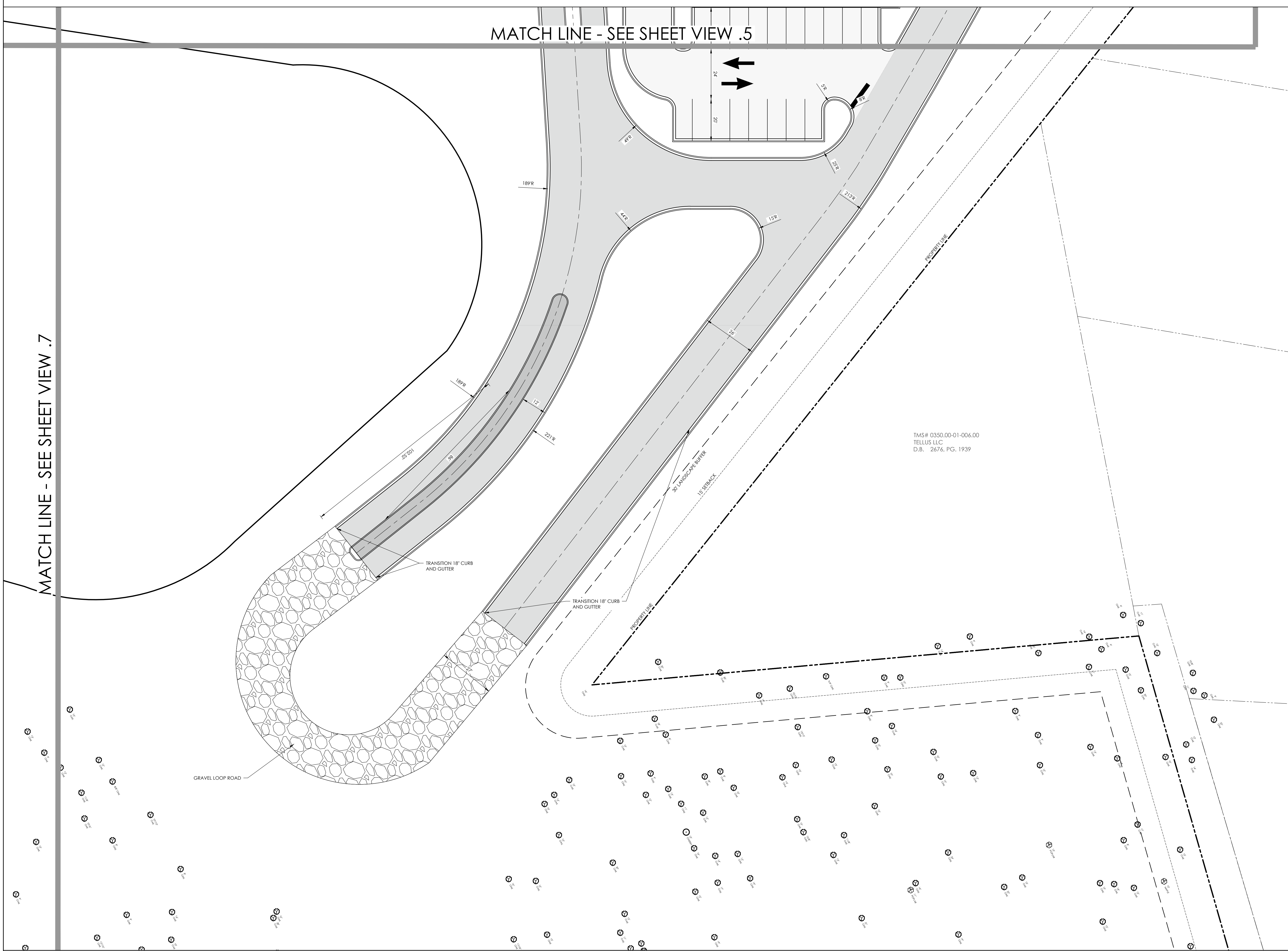
KEY PLAN SCALE: 1" = 400'



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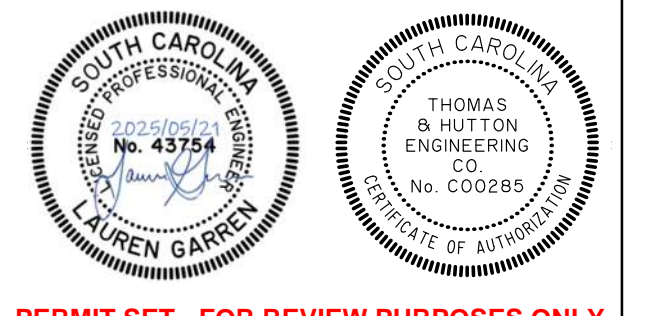
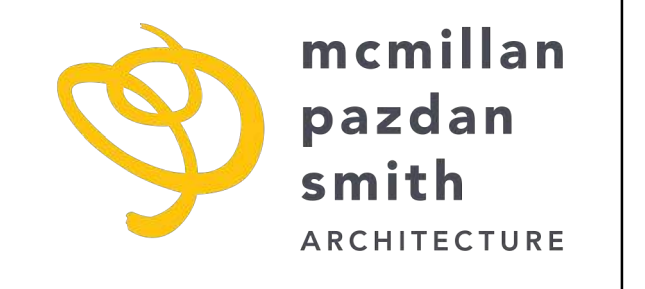
MATCH LINE - SEE SHEET VIEW .5

MATCH LINE - SEE SHEET VIEW .7



TMS# 0350.00-01-006.00  
 TELLUS LLC  
 D.B. 2676, PG. 1939

NOTES, KEY NOTES, LEGENDS



PERMIT SET - FOR REVIEW PURPOSES ONLY

**PRISMA** HEALTH®  
 GOLDEN STRIP - PHASE 1  
 FOUNTAIN INN, SC

SHEET ISSUE:	NO.	DATE	DESCRIPTION	BY
A	05/16/25		SCHEMATIC DESIGN	

ENGINEER OF RECORD: LBG  
 PROJECT ARCHITECT: MFS  
 DESIGNED BY: CVJ  
 DRAWN BY: CVJ

SHEET TITLE:  
**SITE PLAN**

SHEET NO. PROJ. NO.  
 C1.8 30296.0004

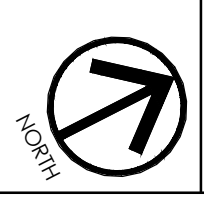
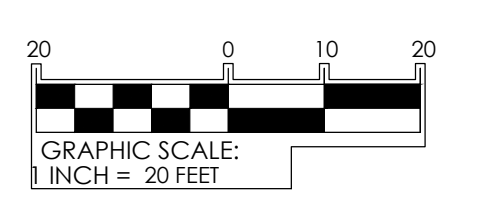
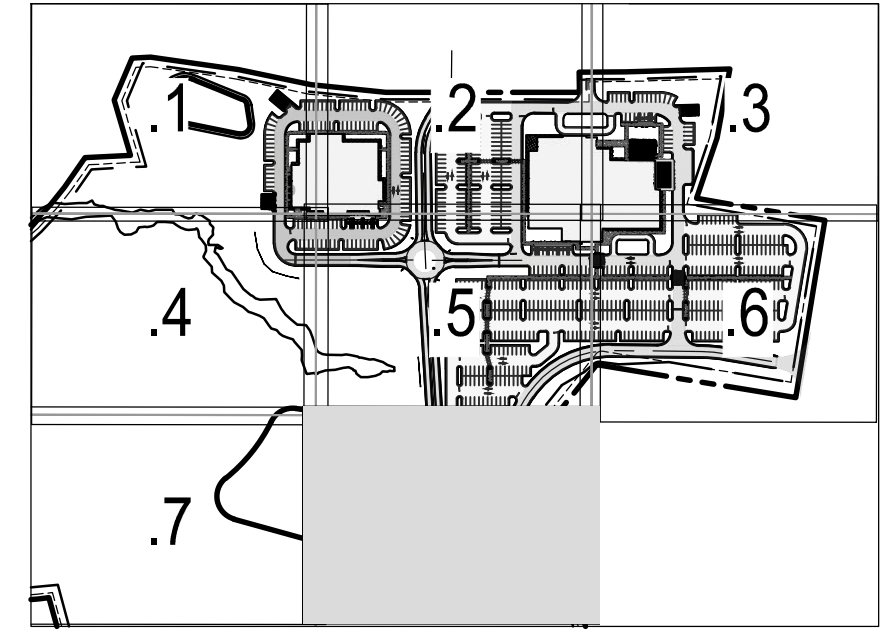
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	STANDARD CONCRETE
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KEY PLAN SCALE: 1" = 400'



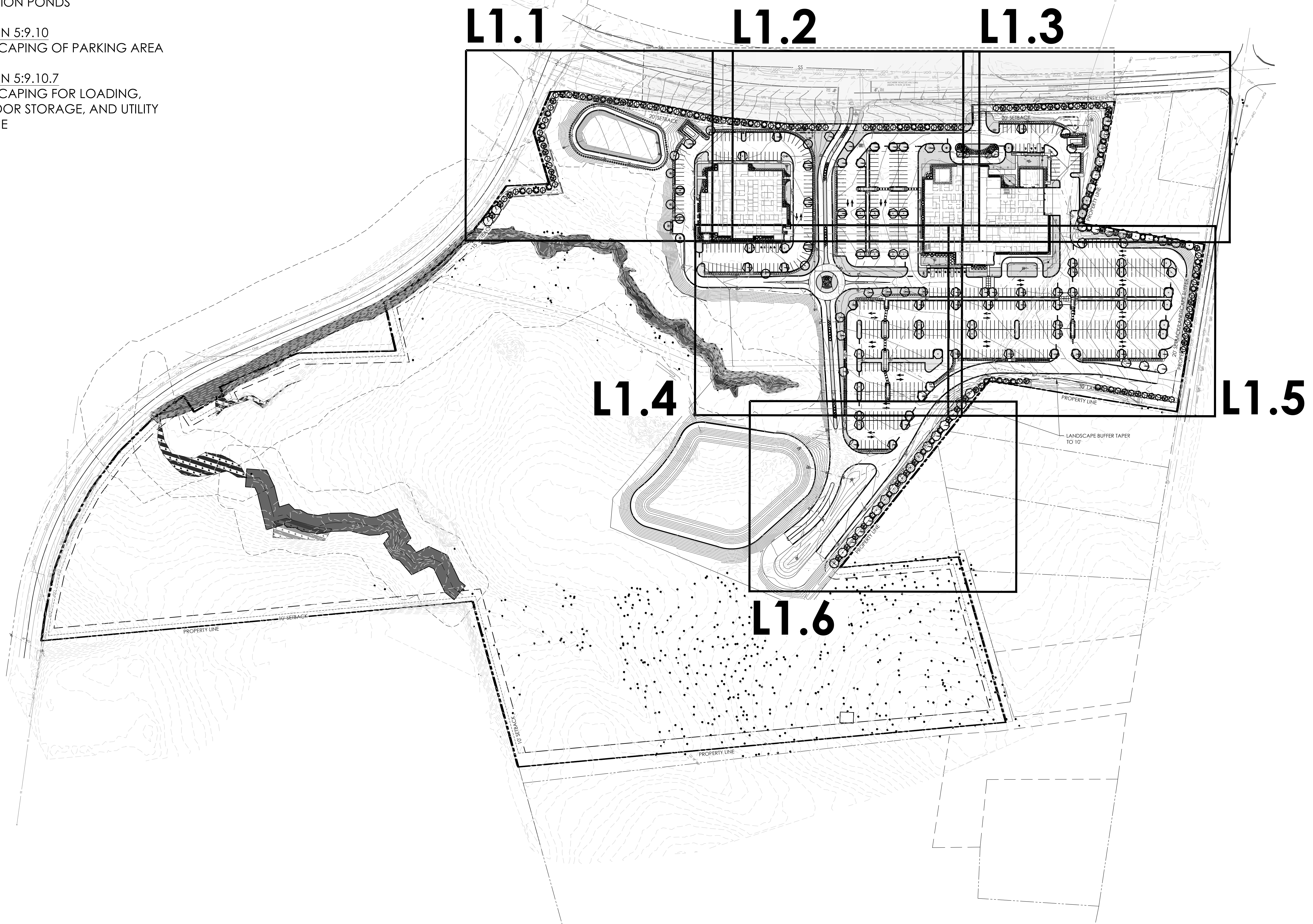
**CITY OF FOUNTAIN INN**

SECTION 5:11  
LANDSCAPING BUFFER YARDS AND  
DETENTION PONDS

SECTION 5:9.10  
LANDSCAPING OF PARKING AREA

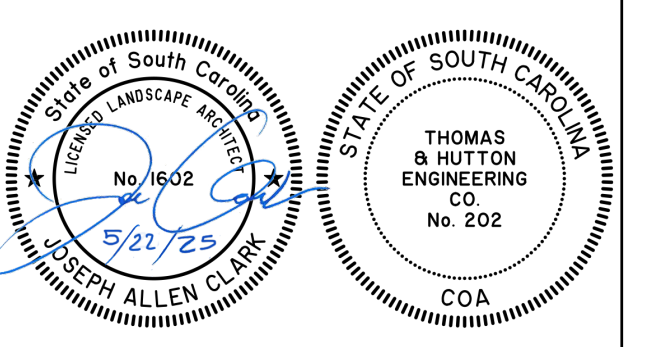
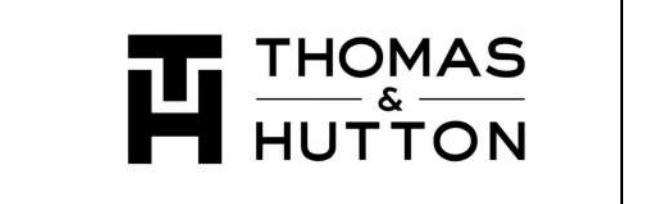
SECTION 5:9.10.7  
LANDSCAPING FOR LOADING,  
OUTDOOR STORAGE, AND UTILITY  
SERVICE

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NOTES, KEY NOTES, LEGENDS

DESCRIPTION	TOTAL INCHES
9" CHERRY	9
31/24" OAK	55
12/13" OAK	25
14/12" OAK	26
34" OAK	34
33" OAK	33
14/12" OAK	26
10/9" OAK	19
19/20" OAK	19
13/13" OAK	26
13" TREE	13
8" MADONIA	8
10" MAPLE	10
1" OAK	1
35" OAK	35
8" CHERRY	8
9" MAPLE	9
18/20" OAK	38
10" DOGWOOD	10
22" POPLAR	22
19/12" OAK	31
12/9" OAK	21
10/8/9" OAK	25
20/17" OAK	37
8" MAPLE	8
12" POPLAR	12
11/12" OAK	23
33" POPLAR	33
13" SWEET GUM	13
9/8" OAK	15
15/16" OAK	31
10/10" OAK	16
11/11" OAK	22
17/15" OAK	32
10" MAPLE	10
17/10" OAK	17
12/12/13" OAK	37
8/8/7/7" OAK	23
19/17" OAK	36
10/8" OAK	18
12/11" OAK	23
8/10" OAK	18
16/16" OAK	32
10" SWEET GUM	10
24/21" SWEET GUM	45
28/24" POPLAR	52
27" POPLAR	27
22" POPLAR	22
17" SWEET GUM	17
9" POPLAR	9
16" POPLAR	16
23" POPLAR	23
18" POPLAR	18
28" POPLAR	28
18/23" ASH	41
48" OAK	48
43" POPLAR	43
12" BIRCH	12
3-8" WALNUT	12
39" OAK	39
20" BIRCH	20
10" BIRCH	10
31" POPLAR	31
32" OAK	32
28" POPLAR	28
15/9" OAK	23
10/12" OAK	22
16/16" OAK	26
9" TREE	9
17/18" OAK	35
13/15" OAK	28
12/9" OAK	20
9" MADONIA	9
9" WALNUT	9
10" WALNUT	10
10" POPLAR	10
9" PERSIMMON	9
10" PERSIMMON	10
14" POPLAR	14
17/7" OAK	24
25" OAK	25
13/10" OAK	13
9/8" OAK	16
17" TREE	17
8" COFFEE	8
12/14" OAK	26
11" CHERRY	11
31" OAK	31
14/15" OAK	29
11/8" OAK	19
11" POPLAR	11
10" CHERRY	10
10/10" OAK	20
9/9" OAK	18
13" POPLAR	13
23" SWEET GUM	23
12" MAPLE	12
30" POPLAR	30
23" OAK	23
24" OAK	24
22" OAK	22
21" OAK	21
18" OAK	18
17" OAK	17
19" OAK	19
20" OAK	20
16" OAK	16
8" OAK	8
15" OAK	15
13" OAK	13
14" OAK	14
10" OAK	10
11" OAK	11
9" OAK	9
12" OAK	12
TOTAL	2623



PERMIT SET - FOR REVIEW PURPOSES ONLY

**PRISMA HEALTH**  
GOLDEN STRIP - PHASE 1  
FOUNTAIN INN, SC

NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

ENGINEER OF RECORD: LBG  
PROJECT ARCHITECT: MFS  
DESIGNED BY: CVJ  
DRAWN BY: CVJ

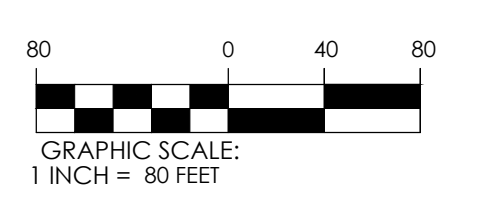
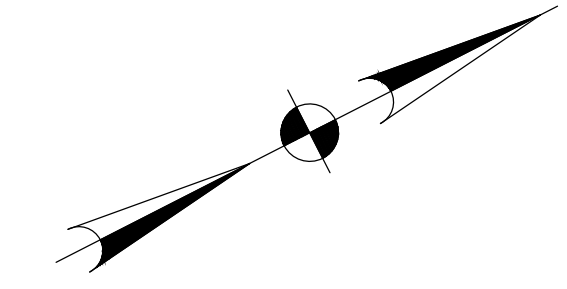
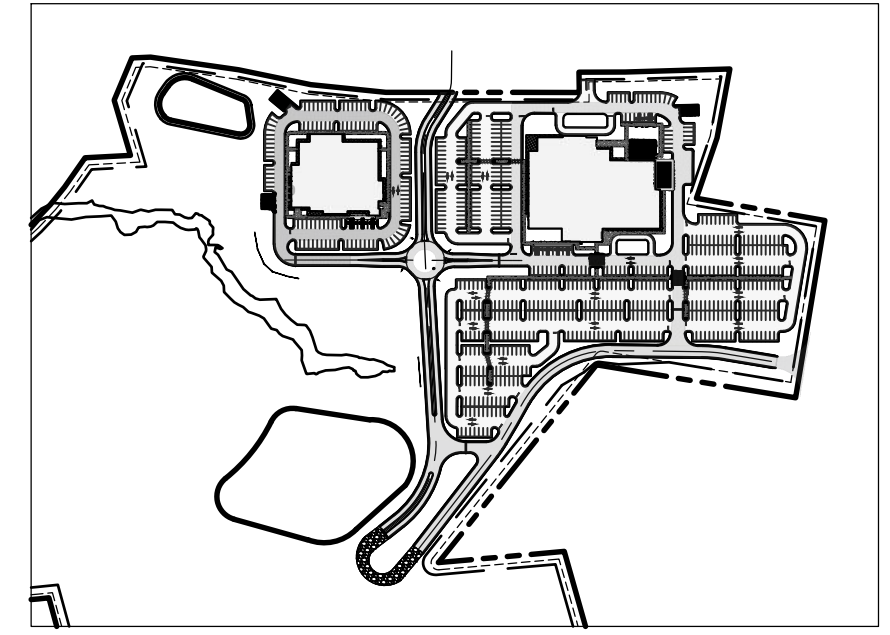
SHEET TITLE:  
**OVERALL LANDSCAPE PLAN**

SHEET NO. PROJ. NO.  
L1.0 30296.0004

TREE DENSITY UNIT (TDU) WORKSHEET	
Date:	5/21/2025
Application Number:	
Project Name:	Golden Strip
Address:	
1 Acreage (area of parcel including building site)	50.7 AC
2 Minus Building Coverage Area	1.72 AC
3 Equals Adjusted Acreage	48.98 AC
4 Multiply by Required Tree Density Unit per acre	50
5 Required INCHES for Project	2449

Retained Tree (s)			
			INCHES
		Total =	2623
REPLACEMENT TREE(S)			
DBH	# of Trees		INCHES
1.5"	175		262
2"	142		284
		Total =	546
6	Total INCHES Retained on-site		2623
7	Total INCHES for Replacement Trees on-site		546
8	Total Credits Paid to Tree Mitigation Bank*		0
9	Total INCHES Provided		3169
The total density units provided (line 9) must equal or exceed the requirements of line 5 above.			

KEY PLAN SCALE: 1" = 400'



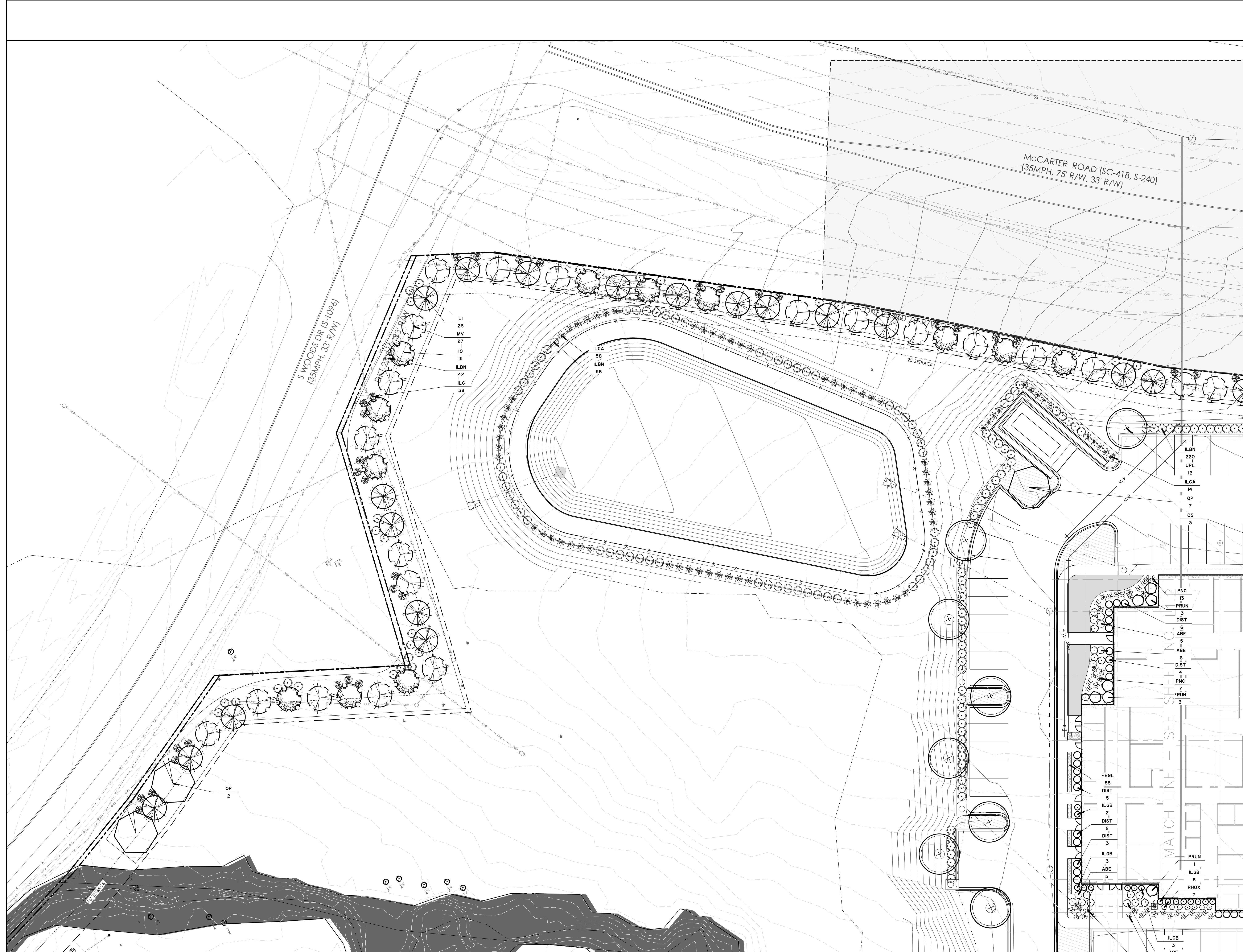
NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

ENGINEER OF RECORD: LBG  
PROJECT ARCHITECT: MFS  
DESIGNED BY: CVJ  
DRAWN BY: CVJ

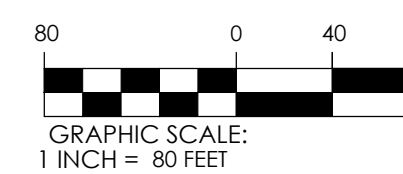
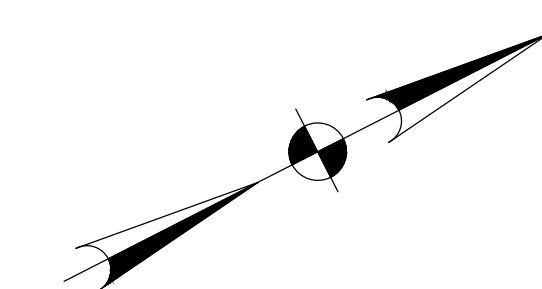
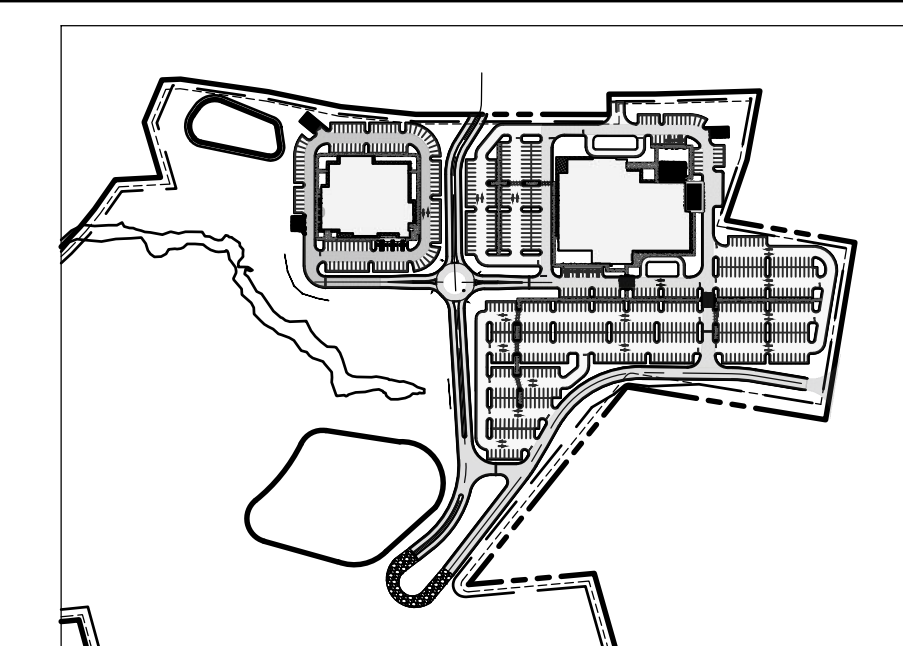
SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NO. PROJ. NO.  
30236.0004

**L1.1**



KEY PLAN SCALE: 1" = 400'



PLANT SCHEDULE					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
44	IO	Ilex opaca	American Holly	B & B OR CONT.; 6' HT MIN.	AS SHOWN Specimen, full to ground
67	LI	Lagerflora indica	Crape Myrtle	B & B OR CONT.; 6' HT MIN.	AS SHOWN Specimen, multi-trunk, 3 trunk min
7	L.A.G.	Lagerflora indica 'Tuscarora'	Tuscarora Crape Myrtle	B & B OR CONT.; 6' HT MIN.	AS SHOWN Specimen
67	MV	Magnolia virginiana	Sweet Bay Magnolia	B & B OR CONT.; 6' HT MIN.	AS SHOWN Specimen
73	QP	Quercus phellos	Willow Oak	B & B OR CONT.; 2" CAL. - 10" - 12" HT	AS SHOWN Specimen
44	QS	Quercus shumardi	Shumard Oak	B & B OR CONT.; 2" CAL. - 10" - 12" HT	AS SHOWN Specimen
25	LPL	Ulmus parvifolia 'Allee'	'Allee' Elm	B & B OR CONT.; 2" CAL. - 10" - 12" HT	AS SHOWN Specimen

ORNAMENTAL GRASSES AND GROUNDCOVERS					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
2	SOD	Cynodon dactylon	Bermuda Grass		Dense roots
204	FEGL	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 GAL. 6" X 6"	Well formed
240	MJNC	Muhlenbergia capillaris	Pink Muhly Grass	3 GAL. 18" X 18"	Full
10	PNC	Panicum virgatum 'Prairie Winds'	Cheyenne Sky Switchgrass	3 GAL.; 18" X 18"	AS SHOWN Well formed

SHRUBS					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
87	ABE	Abelia x grandiflora 'Radiance'	Radiance Abelia	3 GAL.; 18" X 18"	AS SHOWN Full
122	DIST	Diatyllum x 'Cinnamon Girl'	Cinnamon Girl Diatyllum	3 GAL.; 18" X 18"	AS SHOWN Well formed
15	GAHO	Gardenia jasminoides 'Jubilation'	Jubilation Gardenia	3 GAL.; 18" X 18"	AS SHOWN Full
596	ILBN	Ilex cornuta 'Bartfordi Nana'	Dwarf Bartford Holly	3 GAL.; 24" HT	AS SHOWN Full
169	ILCA	Ilex cornuta 'Carissa'	Carissa Holly	3 GAL.; 24" HT	AS SHOWN Full
130	ILG	Ilex glabra	Inherry	3 GAL.; 24" HT	AS SHOWN Full
16	ILGB	Ilex glabra 'Gem Box'	Dwarf Inherry	3 GAL.; 18" X 18"	AS SHOWN Well formed
9	ILFL	Illicium floridanum 'Aztec Fire'	Aztec Fire Illicium	7 GAL.; 24" X 24"	AS SHOWN Full
98	ILPA	Illicium parviflorum 'Bonapartei'	Dwarf Illicium	3 GAL.; 18" X 18"	AS SHOWN Well formed
20	LORO	Loropetalum chinensis 'Crimson Fire'	Crimson Fire Loropetalum	3 GAL.; 18" X 18"	AS SHOWN Full
40	PRUN	Prunus laurocerasus 'Schubertiana'	Schubert Cherry Laurel	7 GAL.; 24" X 36"	AS SHOWN Full
147	RHOX	Rhododendron x 'Robieg'	Autumn Angel Encore Azalea	3 GAL.; 18" X 18"	AS SHOWN Well formed

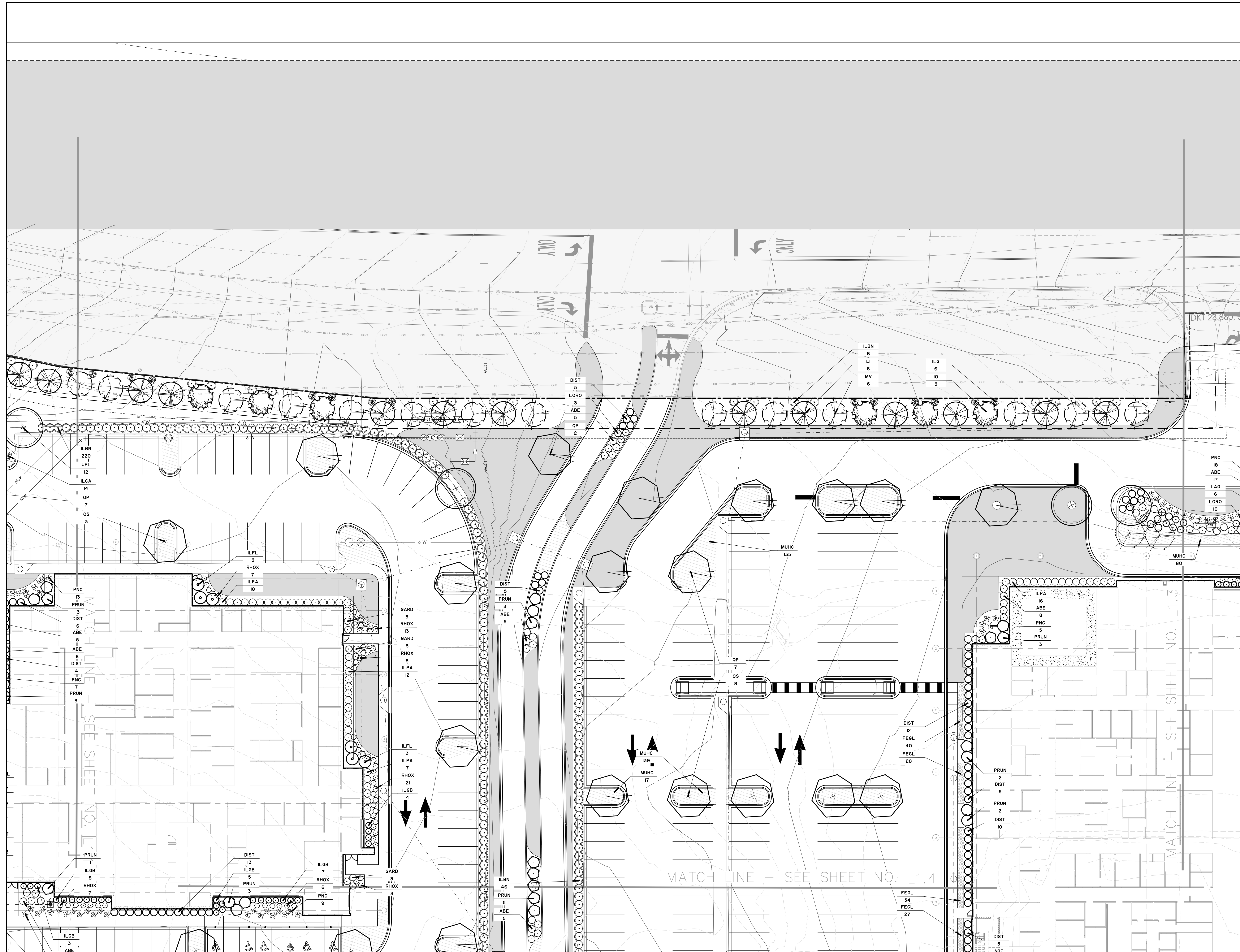
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NO.	DATE	DESCRIPTION	BY
A	05/16/25	SCHEMATIC DESIGN	

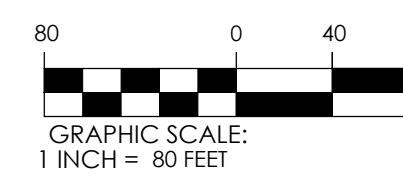
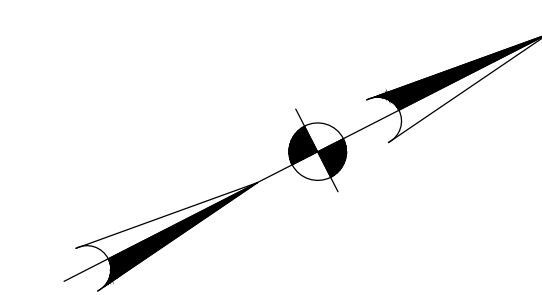
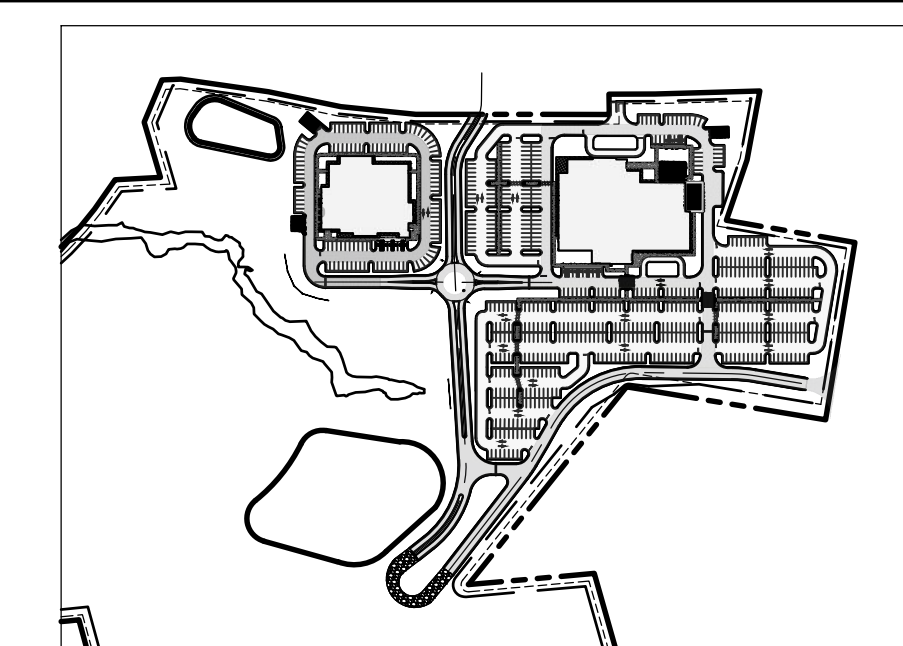
ENGINEER OF RECORD: LBG  
 PROJECT ARCHITECT: MFS  
 DESIGNED BY: CVJ  
 DRAWN BY: CVJ

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NO. PROJ. NO.  
 L1.2 30236.0004



KEY PLAN SCALE: 1" = 400'



PLANT SCHEDULE					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
44	ID	Ilex opaca	American Holly	B & B OR CONT.; 6' HT MIN.	AS SHOWN Specimen, full to ground
67	LI	Lagerflorimia indica	Crope Myrtle	B & B OR CONT.; 6' HT MIN.	AS SHOWN Specimen, multi-trunk, 3 trunk min
7	LAG	Lagerflorimia indica 'Tuscarora'	Tuscarora Crope Myrtle	B & B OR CONT.; 6' HT MIN.	AS SHOWN Specimen
67	MV	Magnolia virginiana	Sweet Bay Magnolia	B & B OR CONT.; 6' HT MIN.	AS SHOWN Specimen
73	QP	Quercus phellos	Willow Oak	B & B OR CONT.; 2" CAL. - 10" - 12" HT	AS SHOWN Specimen
44	QS	Quercus shumardii	Shumard Oak	B & B OR CONT.; 2" CAL. - 10" - 12" HT	AS SHOWN Specimen
25	UPL	Ulmus parvifolia 'Atlee'	'Atlee' Elm	B & B OR CONT.; 2" CAL. - 10" - 12" HT	AS SHOWN Specimen

ORNAMENTAL GRASSES AND GROUNDCOVERS					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
2	SOD	Cynodon dactylon	Bermuda Grass		Dense roots
204	FEGL	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 GAL. 6" x 6"	Well formed
240	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	3 GAL. 18" x 18"	Full
89	PNC	Panicum virgatum 'Prairie Winds'	Cheyenne Sky Switchgrass	3 GAL.; 18" x 18"	AS SHOWN Well formed

SHRUBS					
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
87	ABE	Abelia x grandiflora 'Radiance'	Radiance Abelia	3 GAL.; 18" x 18"	AS SHOWN Full
122	DIST	Diatyllum x 'Cinnamon Girl'	Cinnamon Girl Diatylum	3 GAL.; 18" x 18"	AS SHOWN Well formed
15	GAHO	Gardenia jasminoides 'Jubilation'	Jubilation Gardenia	3 GAL.; 18" x 18"	AS SHOWN Full
596	ILBN	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly	3 GAL.; 24" HT	AS SHOWN Full
169	ILCA	Ilex cornuta 'Carissa'	Carissa Holly	3 GAL.; 24" HT	AS SHOWN Full
130	IG	Ilex glabra	inkberry	3 GAL.; 24" HT	AS SHOWN Full
8	ILGB	Ilex glabra 'Gem Box'	Dwarf Inkberry	3 GAL.; 18" x 18"	AS SHOWN Well formed
9	ILFL	Illicium floridanum 'Azttec Fire'	Azttec Fire Illicium	7 GAL.; 24" x 24"	AS SHOWN Full
98	ILPA	Illicium parviflorum 'Bonapartei'	Dwarf Illicium	3 GAL.; 18" x 18"	AS SHOWN Well formed
20	LORO	Loropetalum chinensis 'Crimson Fire'	Crimson Fire Loropetalum	3 GAL.; 18" x 18"	AS SHOWN Full
40	PRUN	Prunus laurocerasus 'Schubertiana'	Schubert Cherry Laurel	7 GAL.; 24" x 36"	AS SHOWN Full
147	RHOX	Rhododendron x 'Robieg'	Autumn Angel Encore Azalea	3 GAL.; 18" x 18"	AS SHOWN Well formed

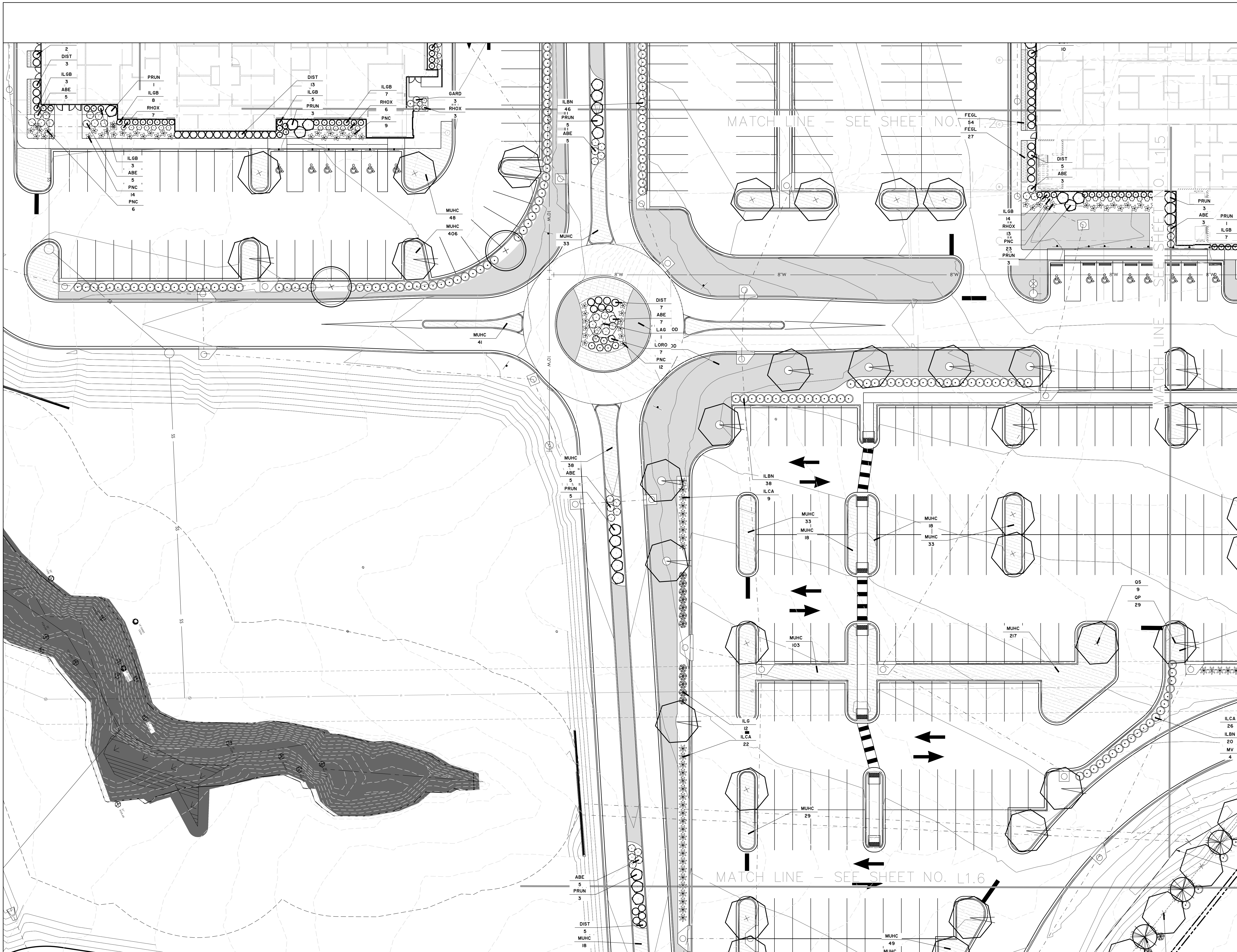


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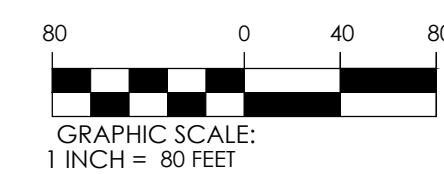
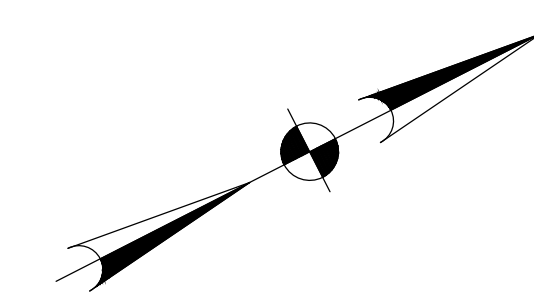
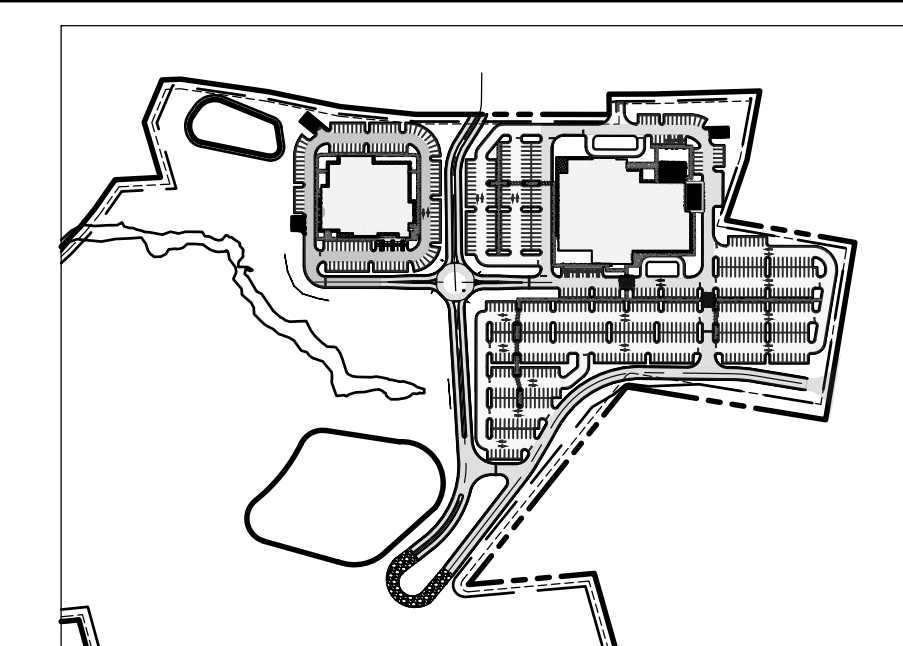
ENGINEER OF RECORD: LBG  
 PROJECT ARCHITECT: MFS  
 DESIGNED BY: CVJ  
 DRAWN BY: CVJ

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NO. PROJ. NO.  
 L1.4 30236.0004



KEY PLAN SCALE: 1" = 400'



PLANT SCHEDULE					
QNTY	ABBREV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
44	ID	Ilex opaca	American Holly	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen, full to ground
67	LI	Lagerflora indica	Crape Myrtle	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen, multi-trunk, 3 trunk min
7	LAG	Lagerflora indica 'Tuscarora'	Tuscarora Crape Myrtle	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen
67	MV	Magnolia virginiana	Sweet Bay Magnolia	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen
73	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 2" CAL. - 10' - 12' HT	AS SHOWN Specimen
44	QS	Quercus shumardii	Shumard Oak	B & B OR CONT. ; 2" CAL. - 10' - 12' HT	AS SHOWN Specimen
25	LPL	Ulmus parvifolia 'Allee'	'Allee' Elm	B & B OR CONT. ; 2" CAL. - 10' - 12' HT	AS SHOWN Specimen

ORNAMENTAL GRASSES AND GROUNDCOVERS					
QNTY	ABBREV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
2	SOD	Cynodon dactylon	Bermuda Grass		Dense roots
204	FEGL	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 GAL. 6" x 6"	Well formed
240	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	3 GAL. 18" x 18"	Full
10	PNC	Panicum virgatum 'Prairie Winds'	Cheyenne Sky Switchgrass	3 GAL. ; 18" x 18"	AS SHOWN Well formed

SHRUBS					
QNTY	ABBREV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
87	ABE	Abelia x grandiflora 'Radiance'	Radiance Abelia	3 GAL. ; 18" X 18"	AS SHOWN Full
122	DIST	Diatyllum x 'Cinnamon Girl'	Cinnamon Girl Diatylum	3 GAL. ; 18" X 18"	AS SHOWN Well formed
15	GARD	Gardenia jasminoides 'Jubilation'	Jubilation Gardenia	3 GAL. ; 18" X 18"	AS SHOWN Full
596	ILBN	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly	3 GAL. ; 24" HT	AS SHOWN Full
169	ILCA	Ilex cornuta 'Carissa'	Carissa Holly	3 GAL. ; 24" HT	AS SHOWN Full
130	ILG	Ilex glabra	hobble	3 GAL. ; 24" HT	AS SHOWN Full
18	ILGB	Ilex glabra 'Sem Boy'	Dwarf holly	3 GAL. ; 18" X 18"	AS SHOWN Well formed
9	ILFL	Illicium floridanum 'Aztec Fire'	Aztec Fire Illicium	7 GAL. ; 24" X 24"	AS SHOWN Full
98	ILPA	Illicium parviflorum 'Bonapartei'	Dwarf Illicium	3 GAL. ; 18" X 18"	AS SHOWN Well formed
20	LORO	Loropetalum chinensis 'Crimson Fire'	Crimson Fire Loropetalum	3 GAL. ; 18" X 18"	AS SHOWN Full
40	PRUN	Prunus laurocerasus 'Schubertiana'	Schubert Cherry Laurel	7 GAL. ; 24" X 36"	AS SHOWN Full
147	RHOX	Rhododendron x 'Robieg'	Autumn Angel Encore Azalea	3 GAL. ; 18" X 18"	AS SHOWN Well formed

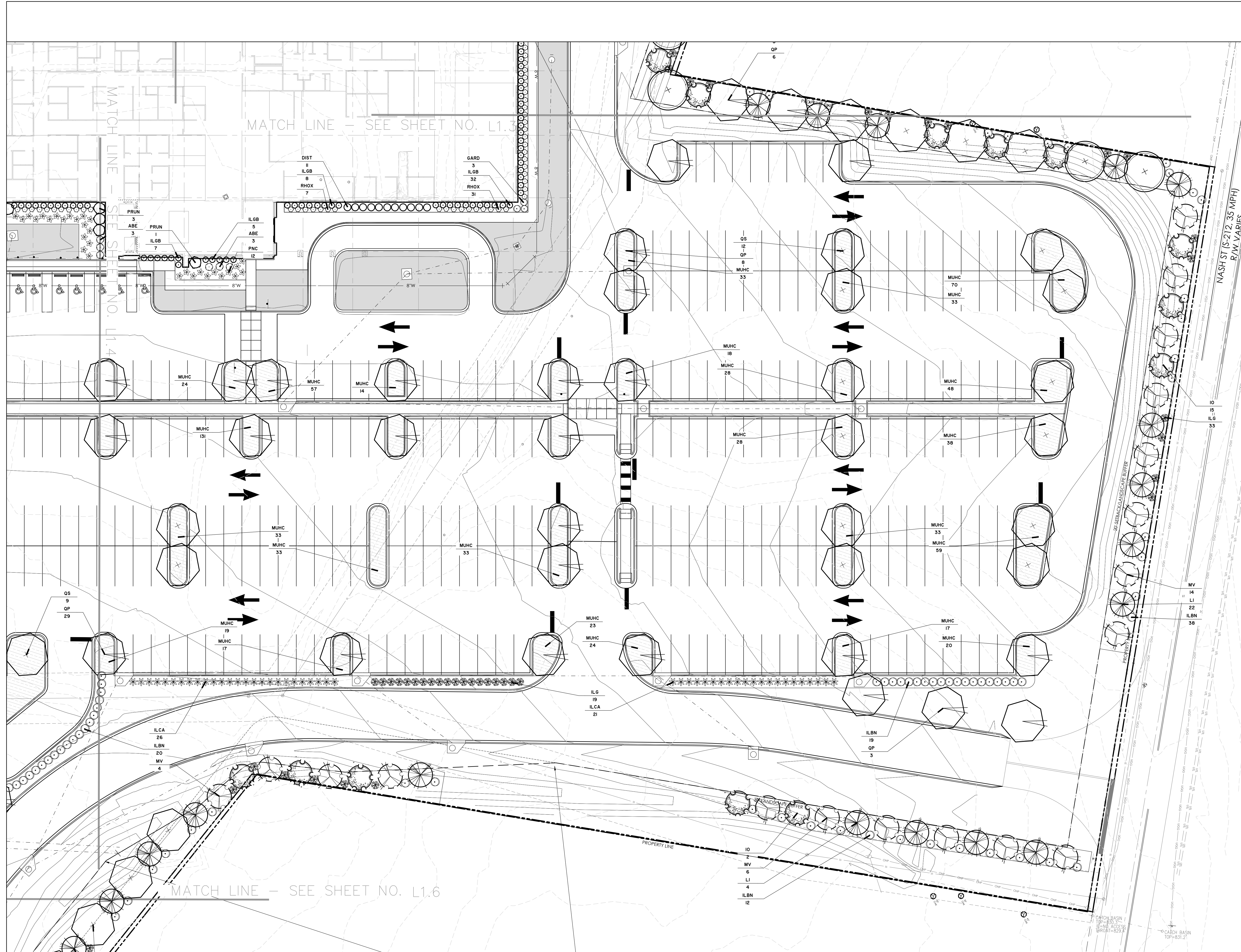
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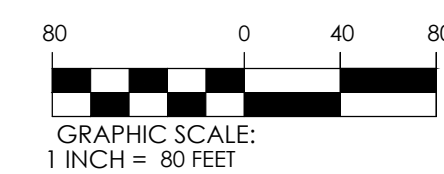
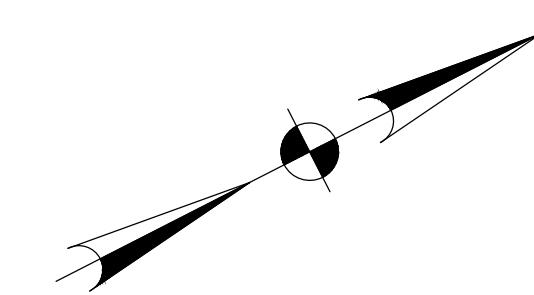
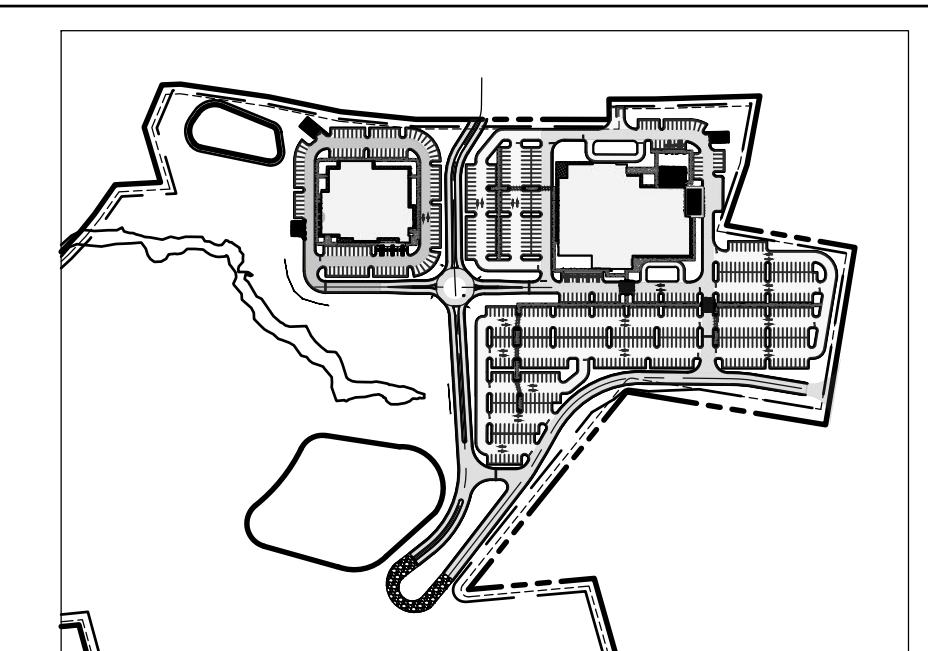
ENGINEER OF RECORD: LBG  
PROJECT ARCHITECT: MFS  
DESIGNED BY: CVJ  
DRAWN BY: CVJ

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NO. PROJ. NO.  
L1.5 30236.0004



KEY PLAN SCALE: 1" = 400'



PLANT SCHEDULE					
QNTY	ABBVY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
44	ID	Ilex opaca	American Holly	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen, full to ground
67	LJ	Lagerflora indica	Crape Myrtle	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen, multi-trunk, 3 trunk min
7	L.A.G.	Lagerflora indica 'Tuscarora'	Tuscarora Crape Myrtle	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen
57	MV	Magnolia virginiana	Sweet Bay Magnolia	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen
73	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 2" CAL. - 10" - 12" HT	AS SHOWN Specimen
44	QB	Quercus shumardii	Shumard Oak	B & B OR CONT. ; 2" CAL. - 10" - 12" HT	AS SHOWN Specimen
25	LPL	Ulmus parvifolia 'Allee'	'Allee' Elm	B & B OR CONT. ; 2" CAL. - 10" - 12" HT	AS SHOWN Specimen

ORNAMENTAL GRASSES AND GROUNDCOVERS					
QNTY	ABBVY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
2	SOD	Cynodon dactylon	Bermuda Grass		Dense roots
204	FEGL	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 GAL. 6" X 6"	Well formed
240	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	3 GAL. 18" X 18"	Full
109	PNC	Panicum virgatum 'Prairie Winds'	Cheyenne Sky Switchgrass	3 GAL. ; 18" X 18"	AS SHOWN Well formed

SHRUBS					
QNTY	ABBVY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
87	ABE	Abelia x grandiflora 'Radiance'	Radiance Abelia	3 GAL. ; 18" X 18"	AS SHOWN Full
122	DIST	Diatyllum x 'Cinnamon Girl'	Cinnamon Girl Diatylum	3 GAL. ; 18" X 18"	AS SHOWN Well formed
15	GARD	Gardenia jasminoides 'Jubilation'	Jubilation Gardenia	3 GAL. ; 18" X 18"	AS SHOWN Full
596	ILBN	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3 GAL. ; 24" HT	AS SHOWN Full
169	ILCA	Ilex cornuta 'Carissa'	Carissa Holly	3 GAL. ; 24" HT	AS SHOWN Full
130	ILG	Ilex glabra 'Sam Box'	Boxberry	3 GAL. ; 24" HT	AS SHOWN Full
18	ILGB	Ilex glabra 'Sam Box'	Dwarf Boxberry	3 GAL. ; 18" X 18"	AS SHOWN Well formed
9	ILFL	Illicium floridum 'Azttec Fire'	Azttec Fire Illicium	7 GAL. ; 24" X 24"	AS SHOWN Full
98	ILPA	Illicium parviflorum 'Bonaparte'	Dwarf Illicium	3 GAL. ; 18" X 18"	AS SHOWN Well formed
20	LORO	Loropetalum chinensis 'Crimson Fire'	Crimson Fire Loropetalum	3 GAL. ; 18" X 18"	AS SHOWN Full
40	PRUN	Prunus laurocerasus 'Schubertiana'	Schubert Cherry Laurel	7 GAL. ; 24" X 36"	AS SHOWN Full
147	RHOX	Rhododendron x 'Robieg'	Autumn Angel Encore Azalea	3 GAL. ; 18" X 18"	AS SHOWN Well formed

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SHEET ISSUE:			
NO.	DATE	DESCRIPTION	BY
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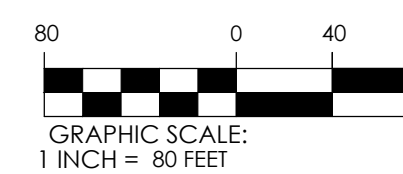
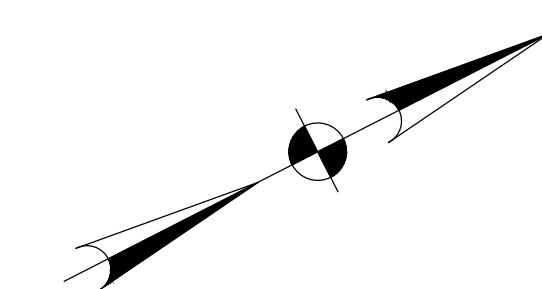
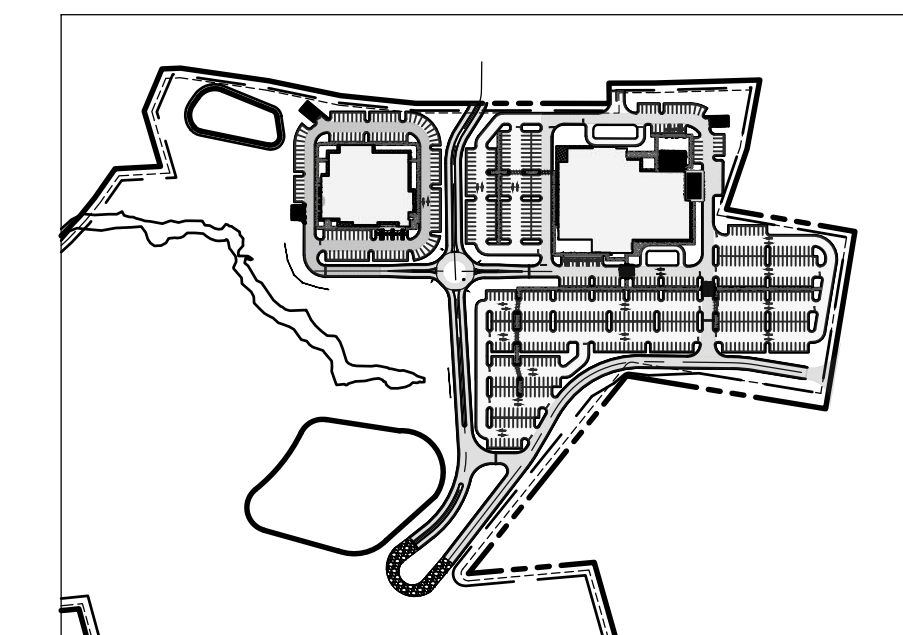
ENGINEER OF RECORD: LBG  
 PROJECT ARCHITECT: MFS  
 DESIGNED BY: CVJ  
 DRAWN BY: CVJ

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NO. **L1.6** PROJ. NO. 30236.0004



**KEY PLAN** SCALE: 1" = 400'



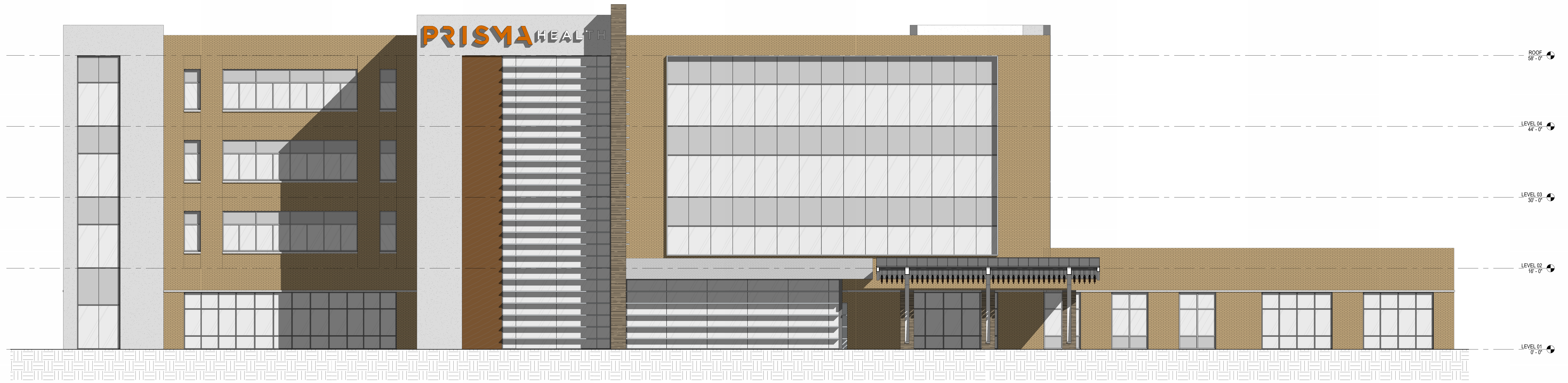
PLANT SCHEDULE					
QNTY	ABBV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
44	ID	Ilex opaca	American Holly	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen, full to ground
67	LI	Lagerflora indica	Crape Myrtle	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen, multi-trunk, 3 trunk min
7	LAD	Lagerflora indica 'Tuscarora'	Tuscarora Crape Myrtle	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen
67	MV	Magnolia virginiana	Sweet Bay Magnolia	B & B OR CONT. ; 6' HT MIN.	AS SHOWN Specimen
73	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 2" CAL. - 10' - 12' HT	AS SHOWN Specimen
44	GS	Quercus shumardii	Shumard Oak	B & B OR CONT. ; 2" CAL. - 10' - 12' HT	AS SHOWN Specimen
25	UPL	Ulmus parvifolia 'Allee'	'Allee' Elm	B & B OR CONT. ; 2" CAL. - 10' - 12' HT	AS SHOWN Specimen

ORNAMENTAL GRASSES AND GROUNDCOVERS					
QNTY	ABBV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
2	SOD	Cynodon dactylon	Bermuda Grass		Dense roots
204	FEGL	Festuca glauca 'Boulder Blue'	Boulder Blue Fescue	1 GAL. 6" x 6"	Well formed
240	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	3 GAL. 18" x 18"	Full
10	PNC	Panicum virgatum 'Prairie Winds'	Cheyenne Sky Switchgrass	3 GAL. ; 18" x 18"	AS SHOWN Well formed

SHRUBS					
QNTY	ABBV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	MISCELLANEOUS / REMARKS
87	ABE	Abelia x grandiflora 'Radiance'	Radiance Abelia	3 GAL. ; 18" X 18"	AS SHOWN Full
122	DIST	Diatyllum x 'Cinnamon Girl'	Cinnamon Girl Diatylum	3 GAL. ; 18" X 18"	AS SHOWN Well formed
15	GAHO	Gardenia jasminoides 'Jubilation'	Jubilation Gardenia	3 GAL. ; 18" X 18"	AS SHOWN Full
596	ILBN	Ilex cornuta 'Burfordi Nana'	Dwarf Burford Holly	3 GAL. ; 24" HT	AS SHOWN Full
169	ILCA	Ilex cornuta 'Carissa'	Carissa Holly	3 GAL. ; 24" HT	AS SHOWN Full
130	ILG	Ilex glabra	Inhberry	3 GAL. ; 24" HT	AS SHOWN Full
18	ILGB	Ilex glabra 'Gem Box'	Dwarf Inhberry	3 GAL. ; 18" X 18"	AS SHOWN Well formed
9	ILFL	Illicium floridum 'Aztec Fire'	Aztec Fire Illicium	7 GAL. ; 24" X 24"	AS SHOWN Full
98	ILPA	Illicium parviflorum 'Bonanopsis'	Dwarf Illicium	3 GAL. ; 18" X 18"	AS SHOWN Well formed
20	LORO	Loropetalum chinensis 'Crimson Fire'	Crimson Fire Loropetalum	3 GAL. ; 18" X 18"	AS SHOWN Full
40	PRUN	Prunus laurocerasus 'Schubertiana'	Schubert Cherry Laurel	7 GAL. ; 24" X 36"	AS SHOWN Full
147	RHOX	Rhododendron x 'Robieg'	Autumn Angel Encore Azalea	3 GAL. ; 18" X 18"	AS SHOWN Well formed

ALL DRAWINGS, SPECIFICATIONS AND NOTES THEREOF UNLESS OTHERWISE SPECIFICALLY NOTED TO BE USED ONLY AS A REFERENCE TO THIS PROJECT. THESE MATERIALS ARE TO BE USED ONLY AS A REFERENCE TO THIS PROJECT. NO PART OF THESE MATERIALS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ONLY AS A REFERENCE TO THIS PROJECT. NO PART OF THESE MATERIALS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCMILLAN PAZDAN SMITH ARCHITECTURE. THESE MATERIALS ARE TO BE USED ONLY AS A REFERENCE TO THIS PROJECT. NO PART OF THESE MATERIALS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCMILLAN PAZDAN SMITH ARCHITECTURE.



EXTERIOR ELEVATION - PLAN SOUTH - COLORIZED

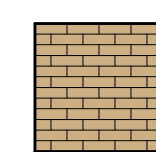
1/8" = 1'-0"



EXTERIOR ELEVATION - PLAN WEST - COLORIZED

1/8" = 1'-0"

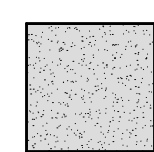
EXTERIOR MATERIALS LEGEND



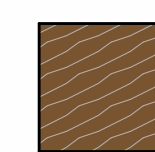
04 20 00 - UNIT MASONRY  
VENEER BRICK - TAYLOR  
BROCK #343 GREY



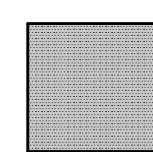
04 43 13 - STONE MASONRY -  
4" NOMINAL FIELDSTONE  
WEATHERED, ASHLAR BOND



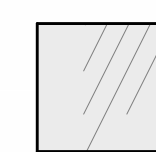
03 49 00 - GLASS FIBER  
REINFORCED CONCRETE -  
FIBERTECH STANDARD BUFF



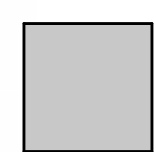
07 46 16 - ALUMINUM  
CLADDING - LONGBOARD  
DARK CHERRY



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



08 80 00 - GLAZING -  
VISION GLASS

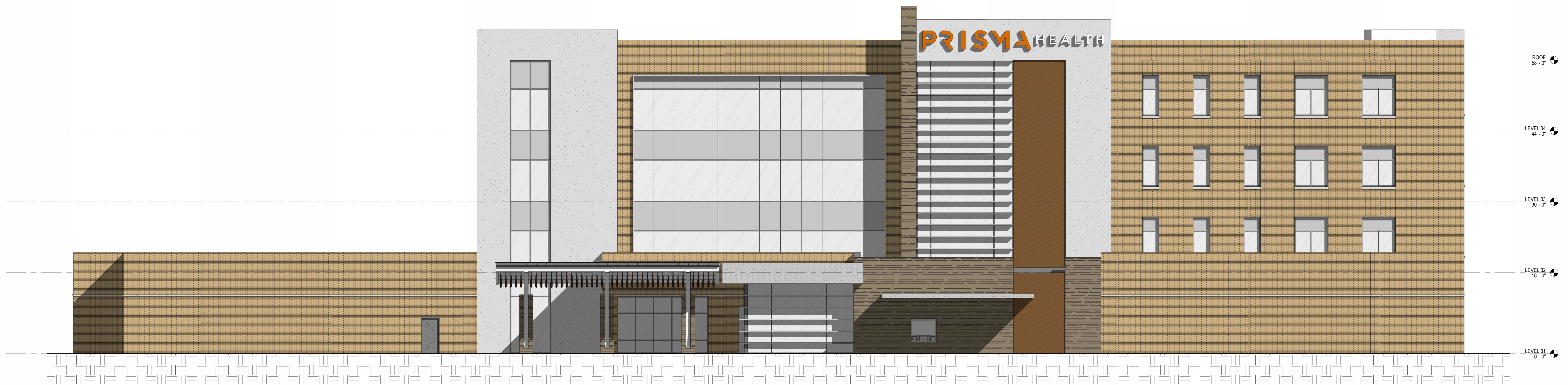


08 80 00 - GLAZING -  
SPANDREL GLASS



EXTERIOR ELEVATION - PLAN EAST - COLORIZED

1/8" = 1'-0"



EXTERIOR ELEVATION - PLAN NORTH - COLORIZED

1/8" = 1'-0"

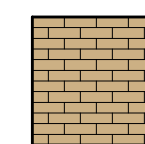

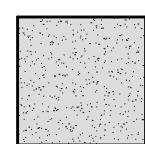
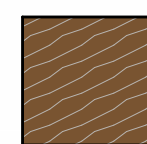
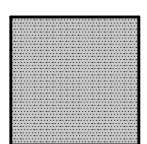
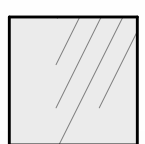
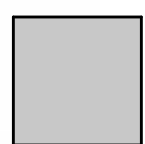
EXTERIOR MATERIALS LEGEND

 04 20 00 - UNIT MASONRY VENEER BRICK - TAYLOR BROCK #543 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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MOB ISOMETRIC - VIEW 1

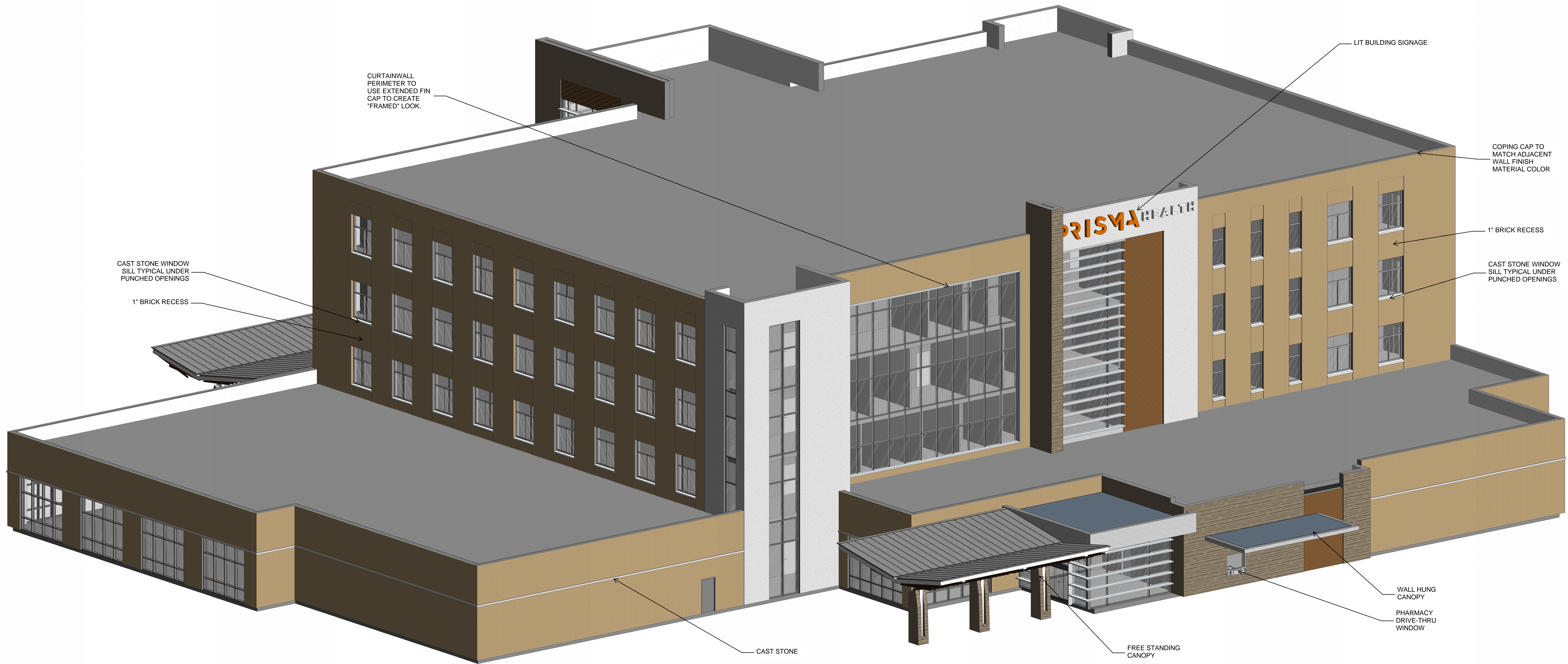
EXTERIOR MATERIALS LEGEND

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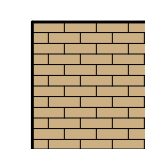

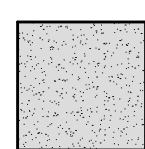
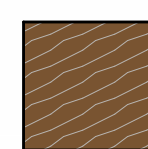
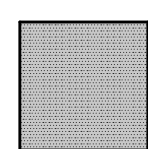
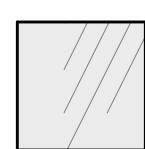
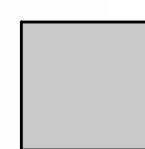
PRISMA 418 MED PARK - MOB  
FONTAIN INN, SC

OVERALL BUILDING ISOMETRIC VIEW



MOB ISOMETRIC - VIEW 2

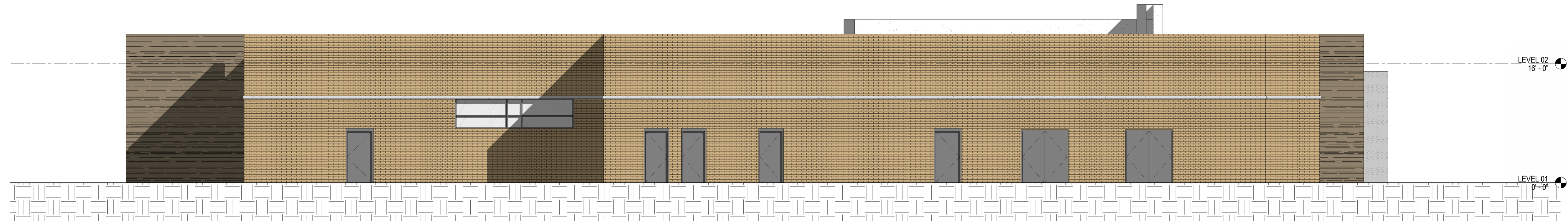
EXTERIOR MATERIALS LEGEND

	04 20 00 - UNIT MASONRY VENEER BRICK - TAYLOR BRICK #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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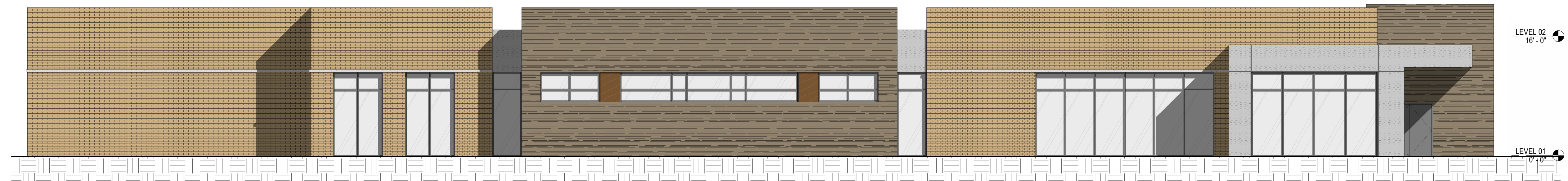
PRISMA 418 MED PARK - MOB  
FONTAIN INN, SC

OVERALL BUILDING ISOMETRIC VIEW



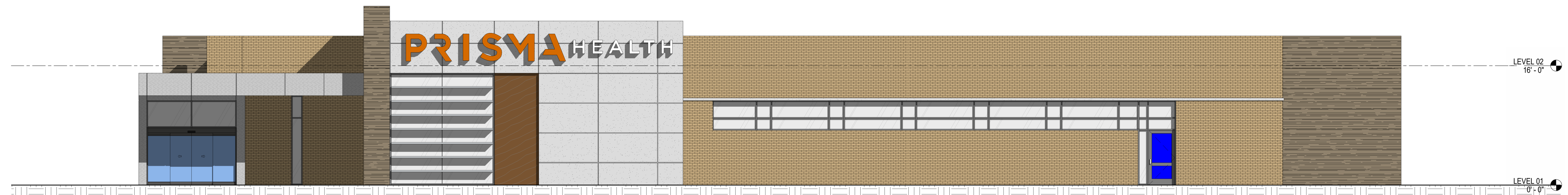
**PLAN NORTH**

1/8" = 1'-0"



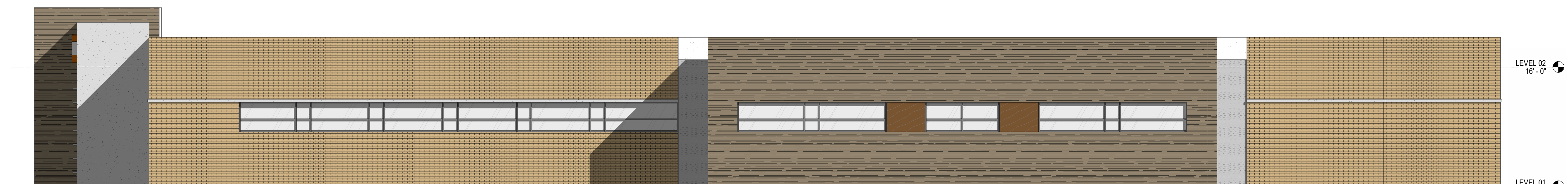
**PLAN WEST**

1/8" = 1'-0"



**PLAN SOUTH**

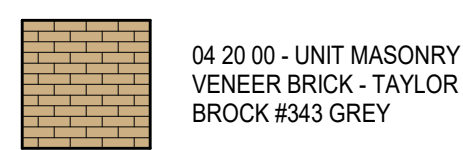
1/8" = 1'-0"



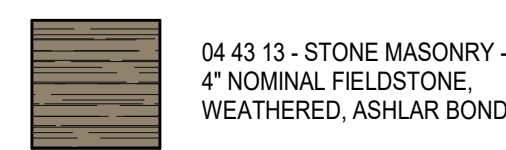
**PLAN EAST**

1/8" = 1'-0"

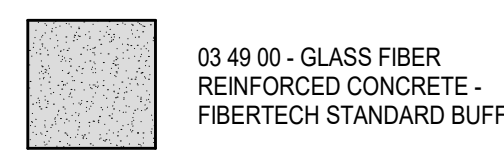
**EXTERIOR MATERIALS LEGEND**



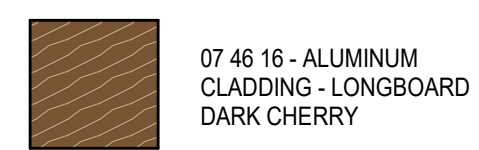
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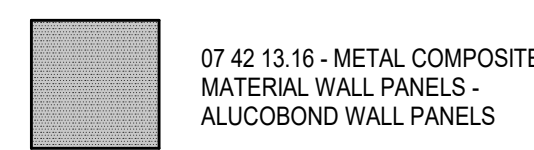
04 43 13 - STONE MASONRY - 4" NOMINAL FIELDSTONE, WEATHERED, ASHLAR BOND



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



07 46 16 - ALUMINUM CLADDING - LONGBOARD DARK CHERRY



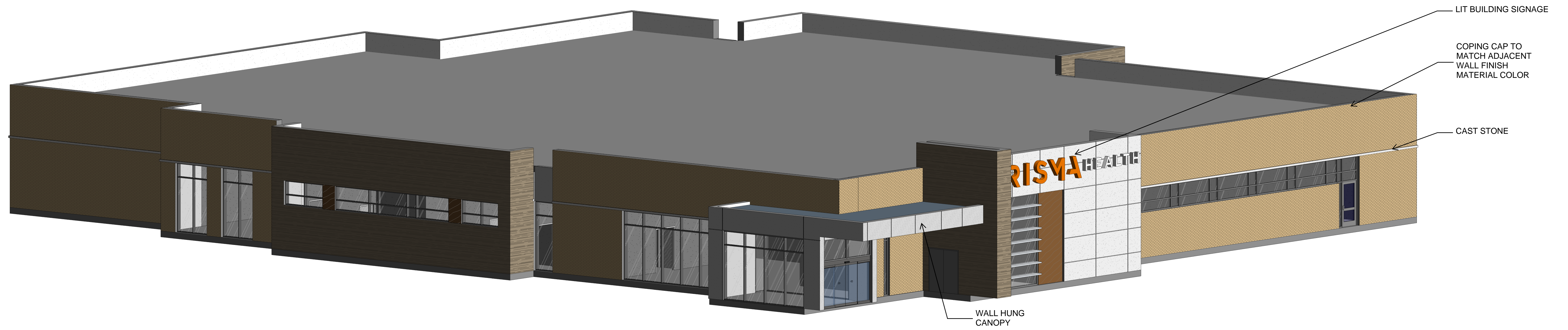
07 42 13.16 - METAL COMPOSITE MATERIAL WALL PANELS - ALUCOBOND WALL PANELS



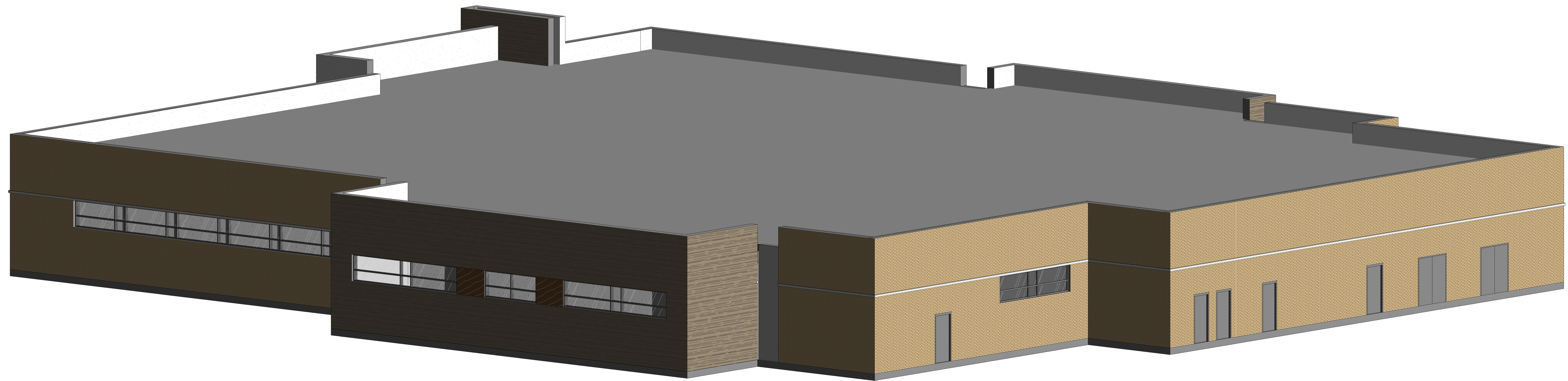
08 80 00 - GLAZING - VISION GLASS



08 80 00 - GLAZING - SPANDREL GLASS

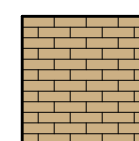

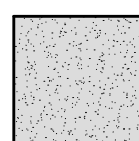
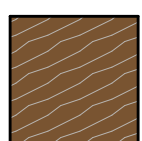
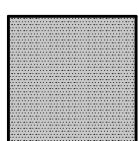

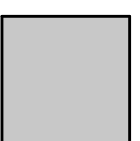


ASC - ISOMETRIC VIEW 1



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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## AGENDA ITEM

July 17, 2025

To: Planning Commission  
From: Planning & Development Director, Jason Knudsen  
Subject: SP-2025-06, Sanctuary at Quail Run, Preliminary Plat  
Meeting Date: July 17, 2025  
Type of Agenda Item: Preliminary Plat Approval  
Attachments: Zoning Map  
Aerial Map  
Revised Preliminary Plat

**OWNER(S):** Cross Country Development, LLC  
**AUTHORIZED REP(S):** Blackstone Development, Seth Henry  
**LOCATION:** 100 & 806 Main St. (Tax Map(s) # 0341000100200 & 0341000100400)  
**CURRENT ZONING:** R-15, Residential  
**SIZE OF PROPERTY:** Approximately 12.33 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 Preliminary Plat for a 21-lot subdivision named The Sanctuary at Quail Run. The applicant is seeking review and approval of the plat.

### ***LOCATION & DESCRIPTION***

The property is located at the intersection of Quail Run Circle and N Main Street. The site is a mix of trees and 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.

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**COMPREHENSIVE PLAN**


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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.

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**PLANNING COMMISSION FUNCTIONS, POWERS AND DUTIES**


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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.

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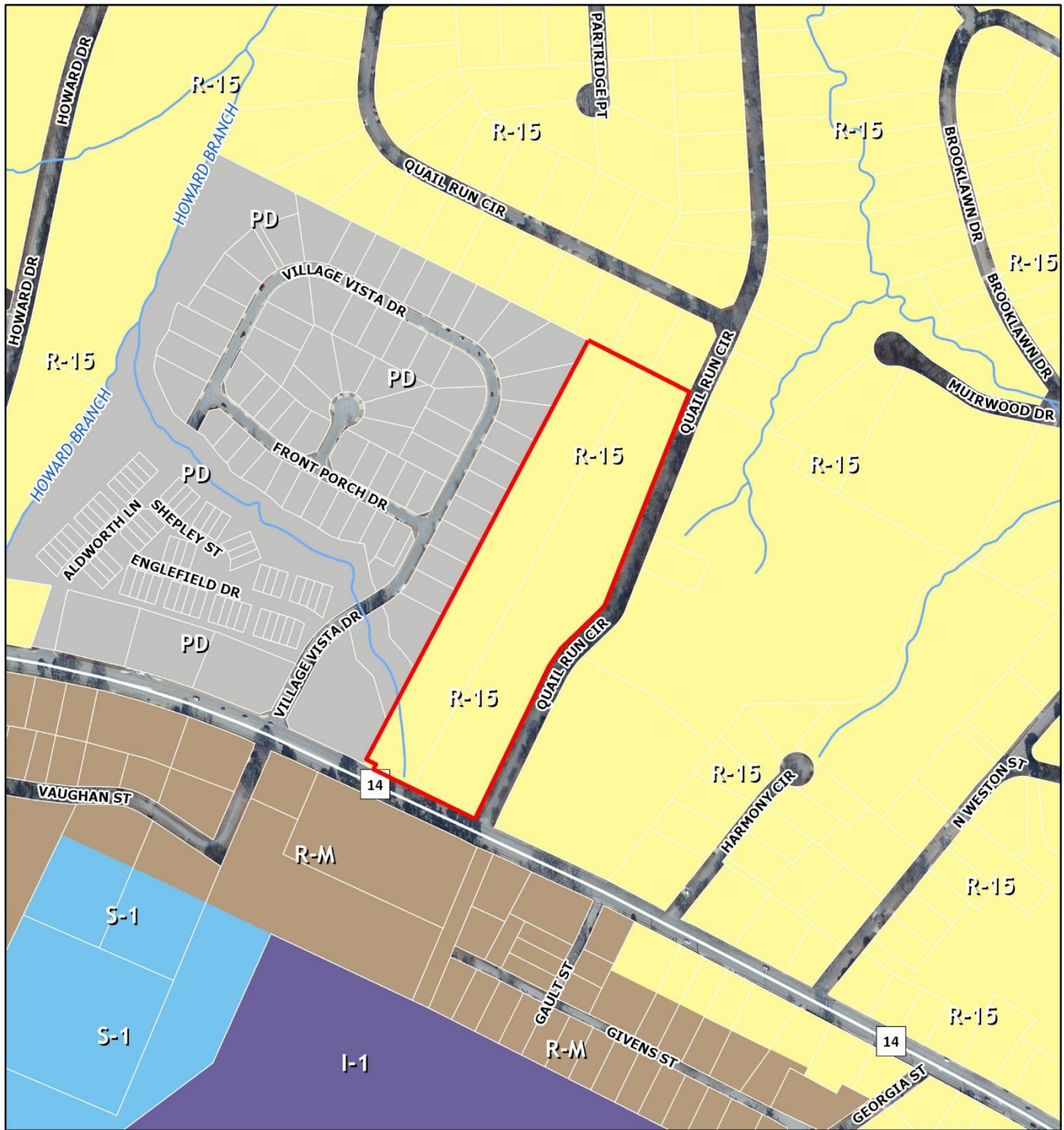
**STAFF COMMENTS**


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The proposed subdivision meets the lot size and density requirements of the R-15 zoning district. Staff recommends approval of the Preliminary Plat.

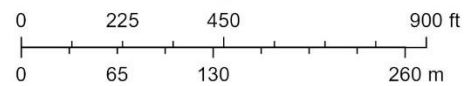
**RECOMMENDED MOTION: I move that the Planning Commission Approve the Preliminary Plat for SP-2025-06, Sanctuary at Quail Run.**

ZONING MAP



July 10, 2025

1:4,800



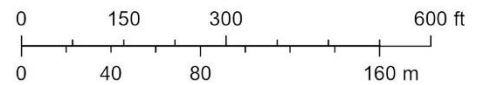
Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

**AERIAL MAP**



July 10, 2025

1:3,200



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division



SITE DATA:	
TAX MAP #S:	0341000100200 & 0341000100400
COUNTY / MUNICIPALITY: CITY OF FOUNTAIN INN	
SITE ACREAGE:	10.98 (OUTSIDE ROAD R/W)
CURRENT ZONING:	R-15
LAYOUT DATA:	
NEW LOTS / UNITS:	21
LOT / UNIT SIZE:	15,000 SF MIN.
NEW ROAD / DRIVE:	1,285 L.F.

NO.	DATE	BY	REVISION
A			

**Gray Engineering**  
 132 PILGRIM ROAD, GREENVILLE, SC 29607  
 PH: (864) 234-7477  
 WWW.GRAYENGINEERING.COM

GREENVILLE COUNTY GREENVILLE, SC  
 WOODRUFF ROAD AND LAURENS ROAD

STAKEOUT PLAN  
**THE SANCTUARY AT QUAIL RUN**

SCALE: 1" = 60'  
 PROJECT MANAGER: DIG  
 DRAWN BY: CJR  
 PROJECT DATE: 1/1/25  
 JOB No.: 2025XXX  
 PLOT DATE: 6/19/25

SHEET  
**CV-1**