



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, September 17, 2026 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Planning Commission Meeting Minutes from July 16, 2026
3. Public Hearing(s)
 - a. DOCKET NUMBER: SP-2026-02
APPLICANT: Tigers & Bears
LOCATION: 117 Hwy 651
TAX MAP: 0562010102801
REQUEST: Major Change to FRD
4. Adjourn

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

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

Minutes

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, July 16, 2026 – 6:00PM

1. Call to Order

Chairperson Stoddard called the meeting to order at 6:00PM. Chairman Stoddard added an agenda item, the swearing in new Planning Commission member Taylor Jones. Chairman Stoddard made the motion, and Commissioner Ellisor made the second. All Commissioners were in favor. Taylor Jones was sworn in. Chairperson Stoddard, Commissioners McCraw, Armstrong, DeRoberts, Ellisor, and Jones were present. A quorum was established.

2. Minutes

Commissioner DeRoberts made a motion to approve the minutes from Thursday, April 16, 2026. Chairman Stoddard seconded the motion. The motion carried 6-0.

3. Public Hearings

- a. DOCKET NUMBER: AXZ-2026-04
APPLICANT: GBA Holdings, LLC
LOCATION: 107 Milacron Drive
TAX MAP: 0349000100308
REQUEST: Annexation & Rezone to C-2

Staff introduced the application. David Rosenberg spoke on behalf of the Applicant and elaborated more on the request for annexation and rezoning. A medical and retail development is planned for this property. A pediatric dentist is operating on the adjacent site. A total of three (3) buildings are proposed on the property in question, one would be dental office, the other two would be small neighborhood retail center (coffee, yoga, dry clean, etc.) and/or other medical uses such as an orthodontics or dermatologist.

Chairman Stoddard asked to clarify if there would be three separate buildings or three tenants occupying one building, to which Mr. Rosenberg confirmed the buildings are separate. Chairman Stoddard asked there have been discussion with SC DOT, whether there will be a new curb cut or if access is from the pediatric dentistry site. Mr. Rosenberg said they did and will be receiving a curb cut.

At 6:04pm, Chairman Stoddard opened the floor to public comment. Seeing none, he closed the public comment portion of this hearing.

Chairman Stoddard asked for staff recommendation. City Staff is in support of the application.

Chairman Stoddard asked Staff to confirm that the property in question does fall within the Gateway Corridor Overlay zoning district, which it does.

Commissioner Ellisor made a motion to approve the Application. Commissioner Armstrong seconded. The motion on the application passed 6-0.

- b. DOCKET NUMBER: PZ-2026-02
APPLICANT: Harold Garrett
LOCATION: 604 North Woods Drive
TAX MAP: 0336000100104
REQUEST: Rezone from C-2 to S-1

Staff introduced the application. The floor was open to the Applicant to elaborate more upon the request. The first man to speak did not state his name, only offering that he was the owner and operator of the golf cart sales business operating on the premises. He was later identified by one of the Commissioners as Mr. Garrett.

He testified that the Bi-Lo and CVS days are over, and he hasn't had a real retail interest in his building in some time. He introduced his partners, Todd Hardaway and William Glenn who are both in the self-storage facility business.

At 6:09pm, Chairman Stoddard opened the floor to public comment. Seeing none, he closed the public comment portion of this hearing.

Chairman Stoddard asked for staff recommendation. City Staff noted that future land use designation of this property is commercial mixed use, not supportive of a service or industrial designation. Staff further noted that the application was for rezoning, as the City of Fountain Inn does not offer use variances like other jurisdictions might, which means it opens the door to other light industrial possibilities. Rezoning might reduce the opportunities for active mixed use development and comprehensive plan's desired development pattern. Staff is not in support of the application.

Commissioner McCraw asked if the recent rezoning of Pump South and IPCO properties were also S-1 zoning. Staff and the other Commission members thinks they are. She further asked Mr. Garrett if he was going to demo the building or reuse the existing one. He testified that he would re-use what's existing.

Chairman Stoddard asked Staff a question about the staff report's mention of a nonconformity which would arise from the rezoning. Staff noted the S-1 district requires a 25' setback along side property lines. On the surface, there is no conflict. However, in the application, it has been noted that the goal is to subdivide the property along a party wall to separate the proposed self-storage use and the golf car sales use. Staff cannot approve such a plat, as they would need a variance with the Board of Zoning Appeals. This setback does not exist in the C-2 zone. There is conflict in the future, but not for the Commission's immediate consideration.

Chairman Stoddard listened for a motion not to recommend the application, reminding the Commissioners that a motion is not a vote. Commissioner McCraw cast the motion. Chairman Stoddard made the second.

Chairman Stoddard called for a show of hands in favor of not recommending approval; Commissioners DeRoberts, Taylor, and Chairman Stoddard voted in favor. Chairman Stoddard then called for a show of hands opposed to not recommending approval; Commissioners McCraw, Armstrong, and Ellisor voted. Being the vote was 3 to 3, the application goes on to Council with no recommendation in favor or opposed.

c. DOCKET NUMBER: TX-2026-01, Text Amendment
REQUEST: Amendment to the Fountain Inn Zoning Ordinance

Staff introduced the text amendment to clarify verbiage in the newly adopted UDO. As implemented, staff finds discrepancies in language and areas that need to be clearer – “targeted corrections and clarifications” are needed. Where approvals come from, acceptable parking surfaces, lot coverage calculations, unusual street and access situations, conflicting references, etc. Applicants will have clearer expectation up front, and reduce interpretation disputes that may arise from current staff to future staff.

Chairman Stoddard discussed with Staff several points, including: Nonconforming site improvements, conflicting conditional language citations, parking adjustments, cul-de-sac design standards, signage corrections, and flag lot definitions.

At 6:27pm, Chairman Stoddard opened the floor to public comment. Seeing none, he closed the public comment portion of this hearing.

Commissioner Ellisor made a motion to approve the Application. Chairman Stoddard seconded. The motion on the application passed 6-0.

Prior to concluding the meeting, Chairman Stoddard asked everyone to keep their thoughts and prayers with the family of the late Commissioner, Mark Pease, who passed recently. Chairman Stoddard stated that Commissioner Pease was a great commissioner, he enjoyed working with him, and is thankful for friendship and insight he has provided.

At 6:30pm, Commissioner DeRoberts made a motion to adjourn the meeting. Chairman Stoddard seconded this motion. The motion passed all in favor and the Commission adjourned.



AGENDA ITEM

September 17, 2026

To: Planning Commission
From: Zoning Administrator, Aaron Blessing
Subject: SP-2026-02, Tigers & Bears LLC
Meeting Date: September 17, 2026
Type of Agenda Item: Major Change to FRD
Attachments: Zoning Map
Aerial Map
Executed application signed August 18, 2026
Revised Statement of Intent, dated August 18, 2026
Preliminary Plat dated August 18, 2026 consisting of one (1) sheet

OWNER(S): Tigers & Bears, LLC
AUTHORIZED REP(S): Wesley White, PE, Ridgewater Engineering & Surveying
LOCATION: 117 HWY 651 (Tax Map # 0562010102801)
CURRENT ZONING: FRD
SIZE OF PROPERTY: Approximately 2.08 acres

APPLICANT'S REQUEST

The City of Fountain Inn has received a request for a major change to a PD/FRD in order to modify the Statement of Intent for the Barton Hollow (formerly known as "The Grove") Planned Development. The proposed amendment will allow single-family residential dwellings within commercial tract "C," and subsequently, allow for a subdivision of this tract into three (3) new building lots.

LOCATION & HISTORY

The original annexation and PD re-zoning applications for The Grove were approved under dockets #FI-2022-026 and -027. The development included both detached and attached single-family dwellings, as well as three (3) distinct commercial tracts spread throughout the site which would be developed as permitted by C-2 Commercial District standards.

Commercial tract "A" is situated towards the southerly end of the site, along the southern side of Milacron Drive and fronting Greenpond Road; Commercial tract "B" is the more central-commercial tract, along the northern side of Milacron Drive; Commercial tract "C" is the northern-most portion of the PD, fronting Highway 651, which is the property in question under this application.

The Preliminary Plan was approved under docket #PP-2023-04. Final Development Plan approval for the residential portion of the PD was approved under docket #PF-2023-02. In 2024, a major change was filed under docket #SP-2024-05 to modify the Statement of Intent which would allow commercial tract “C” to permit the use of self-storage facility. In 2026, subsequent to the adoption of the UDO, the property in question was re-zoned to FRD.

DESCRIPTION OF CHANGES

As noted above, the original Statement of Intent (dated October 31, 2022) only permitted C-2 uses in the commercial tracts. Under the first major change, the Statement of Intent was revised (dated October 7, 2024) as reviewed under #SP-2024-05, in which the commercial tract “C” allowed the use of self-storage facility as defined by prior Code of Ordinances Appendix A, Article 4. The new Statement of Intent proposed herein (now dated August 18, 2026) indicates that this tract will be changed to allow for single-family residential dwellings as allowed under Residential Conservation, R-C Zoning District.

A new preliminary plat has been prepared and submitted for consideration. Three (3) building lots are to be subdivided from the original commercial tract “C.” The external setback for Barton Hollow (the setback around the perimeter of the development abutting all properties not included within it) is increased to twenty-five (25’) feet, which is observed along the side property lines of the two outer residential parcels.

The R-C district, which the new governing document bases these lots on, requires a lot area of 18,000 square feet, a lot width of 80’, and principal building setbacks of 30’ front (Collector), 15’ side, and 20’ rear.

ZONING DISTRICT

The intent of the Flexible Review District is to provide an option for innovative design and to permit development that cannot be achieved through conventional zoning districts. 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

Changes to an approved Concept Plan or Final Development Plan that would significantly alter the basic concept and general characteristics of the district shall require City Council approval in accordance with the Concept Plan procedures established in this Section. After approval of a major change to the Concept Plan by City Council, approval of a Final Development Plan showing such changes must be submitted to the Planning Director for consideration.

STAFF COMMENTS

The proposed amendment to the Statement of Intent would remove the previously approved self-storage use and replace it with low-density single-family residential development. Operationally speaking, self-storage facilities represent a relatively low-intensity commercial use due to its limited traffic generation, low employee count, and minimal impacts on public services. However, self-storage facilities may exhibit greater building mass and visual prominence than surrounding low-density residential development, warranting careful consideration of site design, building architecture, landscaping, and screening. The proposed residential use is more compatible with the surrounding area, advances community housing objectives, and represents a development pattern that is more consistent with the City's vision for orderly and coordinated growth.

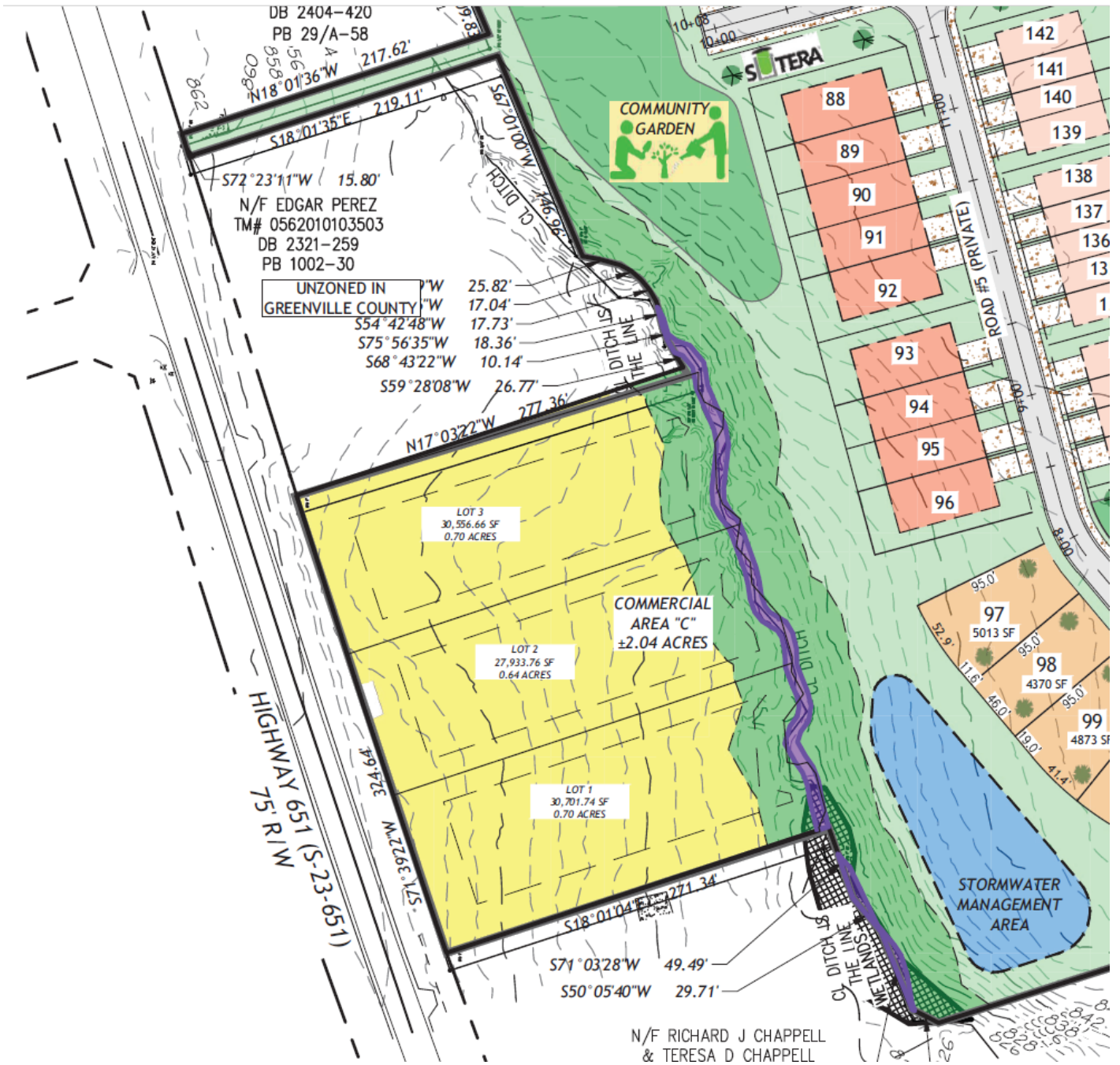
Testimony should clarify whether the revised Statement of Intent is intended to eliminate all commercial uses within Tract “C” or to allow residential uses in addition to the previously approved commercial uses.

RECOMMENDED MOTION: I move that the Planning Commission recommend approval of the changes proposed in for SP-2026-02.

ZONING MAP



AERIAL MAP

SITE PLAN

Planning & Development Department

Physical Address: 200 N. Main Street, Fountain Inn, SC 29644

Email Address: planning.development@fountaininn.org

www.fountaininn.org

Office: 864-531-0644



APPLICATION TO ALTER A FLEXIBLE REVIEW DISTRICT (FRD)

WHEN TO USE THIS PROCESS

Use this application to request changes to an existing Flexible Review District. All previous Planned Developments have been rezoned to FRD with the adoption of the Unified Development Ordinance (UDO) in February 2026.

APPLICATION PROCESS

1. Prior to submittal, contact the Zoning Administrator to schedule a meeting or phone conversation about the request. (Contact information above.)
2. Submit this application and associated documents, in PDF format, using the Planning Portal at https://fountaininn_pz.portal.iworq.net/portalhome/fountaininn_pz
3. An invoice will be emailed to the applicant. (fees are non-refundable):
 - Minor Change: \$75.00
 - Major Change: \$100.00
4. **For a Minor Change:**
 - Changes to an approved FRD district that do not significantly alter the basic concept and general characteristics of the district may be approved by the Planning Staff provided that no minor change may be approved by the Planning Staff which is in conflict with specific conceptual considerations previously approved by City Council. Examples of minor changes may include, but are not limited to the following:
 - Reductions in density, signage, or square footage.
 - Increases in landscaping, open space, or setbacks.
 - Minor changes to landscaping, lighting, parking, or signage.
 - Minor changes may allow reorientation of structures, realignment of approved ingress and egress, changes to more restrictive land uses, or shifts in approved density from one area of FRD to another.
5. **For a Major Change:**
 - Changes to an approved FRD district that would significantly alter the basic concept and general characteristics of the district shall be approved by City Council. After approval of a major change by City Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review. Examples of major changes may include, but are not limited to the following:
 - Boundary changes.
 - Decrease in open space.
 - Increase or decrease in number of ingress and egress points.
 - Changes to less restrictive land uses, e.g., residential to commercial.
 - Any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the FRD district.

APPLICATION PROCESS (Cont.)

- The Planning Commission will hold a public hearing where people may speak for or against the request.
 - We are required to advertise the request in accordance with state law. At least 15 calendar days in advance of the hearing, we will post a public hearing sign(s) on the property and will place a legal advertisement in *The Greenville News*.
 - The Planning Commission usually meets at 6 p.m. on the fourth Thursday of the month in the Council Chambers at 300 Wall Street. The calendar for the year is available on our website.
 - Staff will provide a written report regarding the request to the Commission, which may also be posted on the City's website. The report will include your application, supporting documents and an ordinance.
 - You must attend this meeting to present your request and answer questions.
 - At the conclusion of the public hearing, the Planning Commission will make a recommendation to City Council to approve the application as requested, approve it with conditions, or not approve it.
- During a Council Meeting, the City Council will review the request and the Planning Commission recommendation.
 - The City Council usually meets at 6 p.m. on the Second Thursday of the month in the Council Chambers at 300 Wall Street. The calendar for the year is available on our website.
 - Staff will provide a written report regarding the request to the Commission, which may also be posted on the City's website. The report will include your application and supporting documents.
 - You must attend this meeting and may have the opportunity to answer questions.
 - At the conclusion of the agenda item, the City Council may vote to approve the request as presented, approve it with conditions, or not approve it.
 - A vote of two-thirds of the Council members present and voting is required to reject the recommendation of the Planning Commission.

APPLICANT INFORMATION

Primary Applicant Name: Tigers & Bears LLC

Mailing Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Are you the owner of the subject property? Yes ☒ No ☐

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? _____
- If you are not the owner of the subject property, the property owner must complete the gray box on the following page.

APPLICANT INFORMATION (Cont.)

I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.

Applicant signature: _____

Date: 8-18-26

This application must be uploaded at https://fountaininn_pz.portal.iworq.net/portalhome/fountaininn_pz by clicking on the "Annexation" icon.

PROPERTY OWNER

Property owner name (authorized representative if corporation): _____

Mailing Address: _____

Phone: _____ Email: _____

I certify that the applicant listed above has my permission to represent this property in this application.

Signature: _____ Date: _____

INFORMATION ABOUT REQUEST

- Name of FRD/PD: Barton Hollow

- Explanation of Request (be specific):

Amend the PD, Barton Hollow, and it's Statement of Intent to update subsection "b" under Section IX only for an allowable use for Commercial Area "C" (TMS #0562010102801) to allow single-family residential dwellings as allowed under Residential Conservation, R-C Zoning District.

This includes updating Section IX. 3. Building Setbacks to update the front building setback along Highway 651 to 30 ft. and establish external side setbacks of 25 ft.

SUBMITTAL CHECKLIST

- Revised Preliminary Development Plan (Concept Plan) - The applicant shall submit a revised site plan including the following:
 1. A boundary survey with vicinity map, title block, scale, and north arrow.
 2. Total number of acres of overall site.
 3. Location and orientation of existing and proposed buildings, including square footage.
 4. Primary traffic circulation pattern, including external and internal points of ingress and egress.
 5. Location of parking areas and approximate number of parking spaces per use.
 6. Any such information or descriptions as may be deemed reasonably appropriate for review.
- Revised Statement of Intent - The applicant shall submit a revised report setting forth the characteristics of the FRD/PD district including the following:
 1. A description of the procedures of any proposed homeowners association or other group maintenance agreement.
 2. A statement setting forth the proposed development schedule.
 3. A statement of the public improvements both on- and off-site that are proposed for dedication and/or construction and an estimate of the timing for providing such improvements.
 4. A statement of impact on public facilities including water, sewer collection and treatment, fire protection, etc., and letters from the appropriate agencies or districts verifying that such facilities or services are available and adequate to serve the proposed development.
 5. A statement describing or renderings or photographs of the architectural style, appearance and orientation of proposed buildings.
 6. A statement describing the landscaping and screening of proposed project.
 7. A statement describing the maintenance and screening of any proposed pond, lake, or storm water management facility contained in the development.
 8. A statement describing pedestrian access and circulation throughout the project.
 9. Any such information or descriptions as may be deemed reasonably appropriate for review.

Approval shall constitute authority for the applicant to prepare a Final Development Plan.

STATEMENT OF INTENT

(REVISED 8-18-26)

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

8/18/24

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" will be changed to allow single-family residential dwellings as allowed under Residential Conservation, R-C Zoning District.

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.
- 30' minimum setback along Highway 651
- 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.

SITE DATA

TMS #:	0562010102800, 0562010102801, 0562010102815 0562010102820, 0562010102822, 0562010102823		
TOTAL AREA:	±28.94 ACRES		
EXISTING ZONING:	PD, PLANNED DEVELOPMENT		
RESIDENTIAL AREA:	NORTH SIDE ±18.24 ACRES	SOUTH SIDE ±5.71 ACRES	= 23.95 ACRES
COMMERCIAL AREA:	±2.92 ACRES	±2.07 ACRES	= 4.99 ACRES
TOTAL AREA:	±21.16 ACRES	±7.78 ACRES	= 28.94 ACRES
TOTAL UNITS:	105 TH + 12 LOTS + 34 - TYPE "A" 71 - TYPE "B"	25 LOTS	= 142 TOTAL
MINIMUM WIDTH:	30' - TYPE "A" 20' - TYPE "B"	46'	
MINIMUM LOT SIZE:	3,300 SF - TYPE "A" 2,000 SF - TYPE "B"	46' X 90' (4,140 SF)	
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:	15' MINIMUM		
EXISTING ROAD FRONTAGE:	30' MINIMUM		
- HIGHWAY 651	35' MINIMUM		
- MILACRON DR/HWY 418	35' MINIMUM		
- GREENPOND RD	35' MINIMUM		
- TALL PINES RD	20' MINIMUM		
INTERNAL FRONT YARD:	15' MINIMUM		
BETWEEN END UNITS:	5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)		
SIDE YARD:	10' MINIMUM		
REAR YARD:	10' MINIMUM		
NOTE:	- COMMON/OPEN SPACE AREAS NOT TO BE SUBDIVIDED		
SEWER PROVIDER:	METRO SEWER DISTRICT		
WATER PROVIDER:	GREENVILLE WATER		

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

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

COMMERCIAL AREA "C" SETBACKS:
FRONT = 30 FT
INTERNAL SIDE = 15 FT
EXTERNAL SIDE = 25 FT
REAR = 20 FT

5.9 UNITS/ACRE

9.13 ACRES (50.0%)

±3,201 LF (±0.61 MI)
ALL PRIVATE ROADS

15' MINIMUM

30' MINIMUM

35' MINIMUM

35' MINIMUM

35' MINIMUM

20' MINIMUM

15' MINIMUM

5' MINIMUM (SINGLE FAMILY DETACHED LOTS ONLY)

10' MINIMUM

10' MINIMUM

10' MINIMUM

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