



SPRINGHILL SUITES
BY MARRIOTT

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Baker Commercial Properties, LLC
1400 Pickens Street, 5th Floor
Columbia, SC 29201

Jason Knudsen
City of Fountain Inn
200 N. Main St.
Fountain Inn, SC 29644

Re: FRD application from Baker Commercial Properties, LLC to rezone parcels 0346000200400 and 0346000200300.

AMENDED 12/12/2024

Dear Mr. Knudsen:

Please accept this submission as our application and request that the City review the items listed below pertaining to the rezoning of property owned by The Mill at Fountain Inn, LLC, located at 100 Ellison Street, Parcel Number 0346000200300 (the “Flour Mill”) and property owned by Baker Commercial Properties, LLC located at 300 Jones Street, Parcel Number 0346000200400 (the “Hotel Site”) (collectively, the “Project”). We request that the Planning Commission review, accept and recommend to City Council that the Project be rezoned to Flexible Review District (“FRD”), and the plans, drawings, descriptions and information delivered to you be accepted as complying with the Section 5:9.4 and all other applicable provisions of the Zoning Ordinance adopted by the City Council of Fountain Inn on February 3, 1970, as the same is amended from time to time.

Statement of Intent

In recent years, Fountain Inn has experienced significant growth, with increasing housing, commercial, and industrial opportunities. Fountain Inn’s historic Main Street and Central Business District has served as the focal point for the city’s renaissance, with numerous new residential developments, successful restaurants, markets, and special events showcasing the best of what the city has to offer residents and visitors.

To support this increased activity, there is demand for a hotel to offer lodging options to visitors traveling to Fountain Inn for work, family, or leisure. Currently, there are no hotels operating inside the Fountain Inn city limits. The nearest hotel to the City is located in Simpsonville, and the vast majority of hotels are concentrated in the northern part of Greenville County.

The primary intent of the applicants for requesting this zoning change is to qualify the Hotel Site for eligibility for tax credits pursuant to the South Carolina Textile Communities Revitalization Act, Section 12-65-10, et. seq., S.C. Code Ann. The Flour Mill and adjacent properties along Ellison Street were once owned by Woodside Mills, and we seek this rezoning to

unify the Flour Mill and Hotel Site as a singular Project. These tax credits will significantly defray the expenses of developing and constructing the Hotel Site and are an integral component in making any such hotel economically viable.

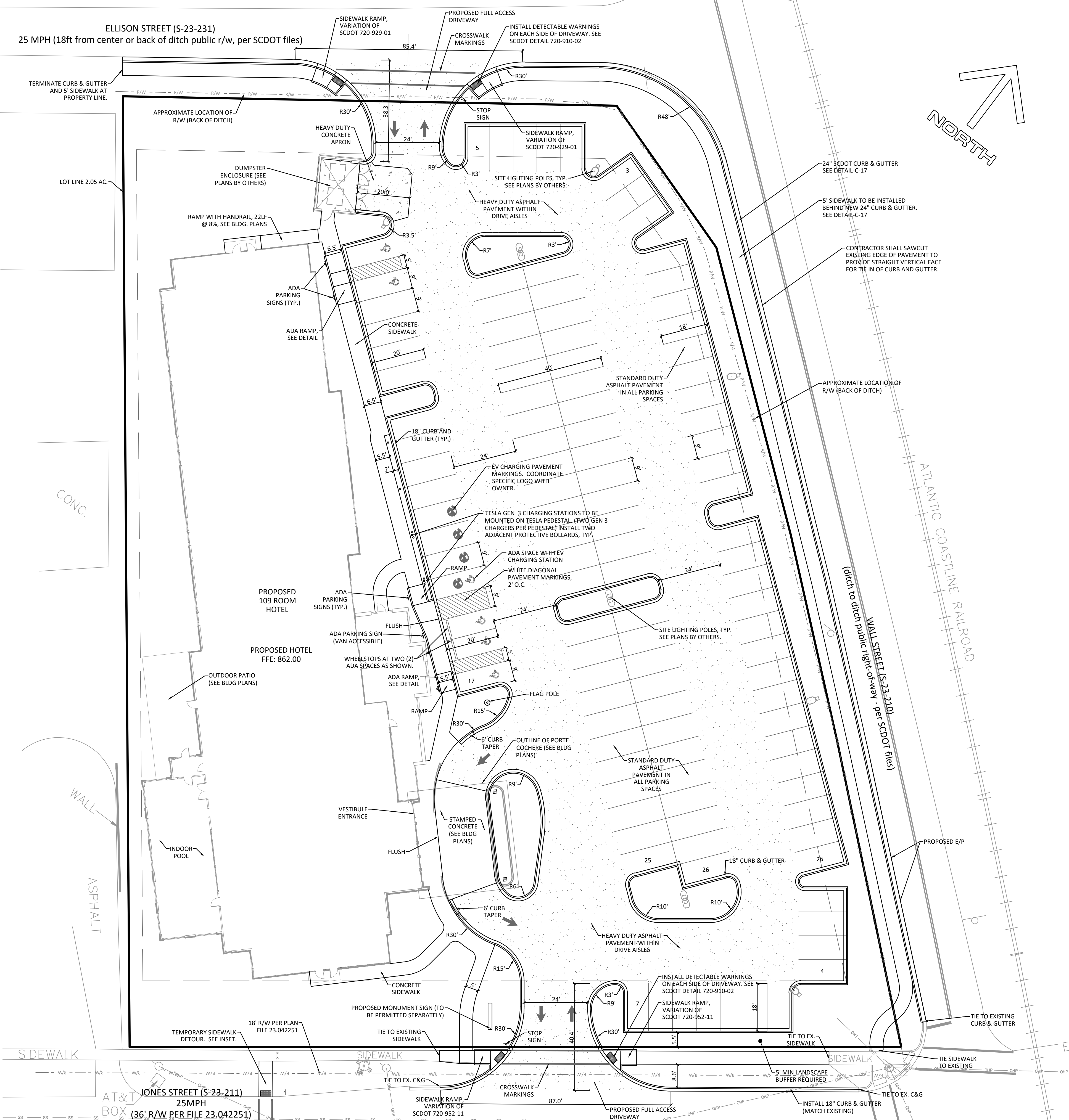
The purpose of the FRD outlined in Section 5:9.4 of the Zoning Ordinance is to permit development that otherwise cannot be achieved through traditional zoning regulation. However, it is worth noting that both the Flour Mill and Hotel Site are currently zoned C-2, and the FRD designation being proposed herein does not materially change any proposed or surrounding land uses. Further, construction at the Flour Mill is already complete consistent with the provisions of C-2, so the FRD will not materially deviate from the parameters currently governing the parcels. The applicant is willing to further restrict the allowable use of the Hotel Site to hotel and customary and ancillary uses related to the operation of a hotel.

Our Conceptual Site Plan is attached as Exhibit A to this application. The combined Project will be 3.1 acres, though separated by the right of way of Ellison Street.

In conjunction with the City, we will install pedestrian sidewalks along the Jones, Ellison, and Wall Street rights-of-way to create a walkable block that encourages pedestrian traffic to and from Main Street and the rest of the Central Business District and create opportunities for future connectivity along Wall Street. We will further design the landscaping and lighting of the Hotel Site to create consistency with the Flour Mill, and the two parcels will coordinate their parking requirements to accommodate patrons of both the Hotel Site and Flour Mill.

Additionally, the current zoning currently does not allow for a dumpster to be located on the Hotel Site due to its unique characteristics of bordering public rights-of-way on three sides. After careful consideration and consultation with City staff, we believe the dumpster location currently shown on the plans is the most logical, minimizing to the best of our abilities unattractive sight lines from public streets and is compatible with the downtown character of the surrounding land uses. The FRD will allow for this technical change to receive staff approval without additional requirements.

Upon completion, the Hotel Site will feature a nationally-branded 109-room hotel, totaling 66,000 square feet± with 111 parking spaces. The Flour Mill currently features a 5,000 square foot brewpub, with an additional 6,000sf food hall and 2,481sf of event space with 50 total off-street parking spaces. Though final parking counts may vary, the off-street parking provided is sufficient to meet peak demand within the Project and can be shared between the various uses. Setbacks, buffers, and other requirements for the Hotel Site and Flour Mill will continue to adhere to the parameters of the C-2 designation.

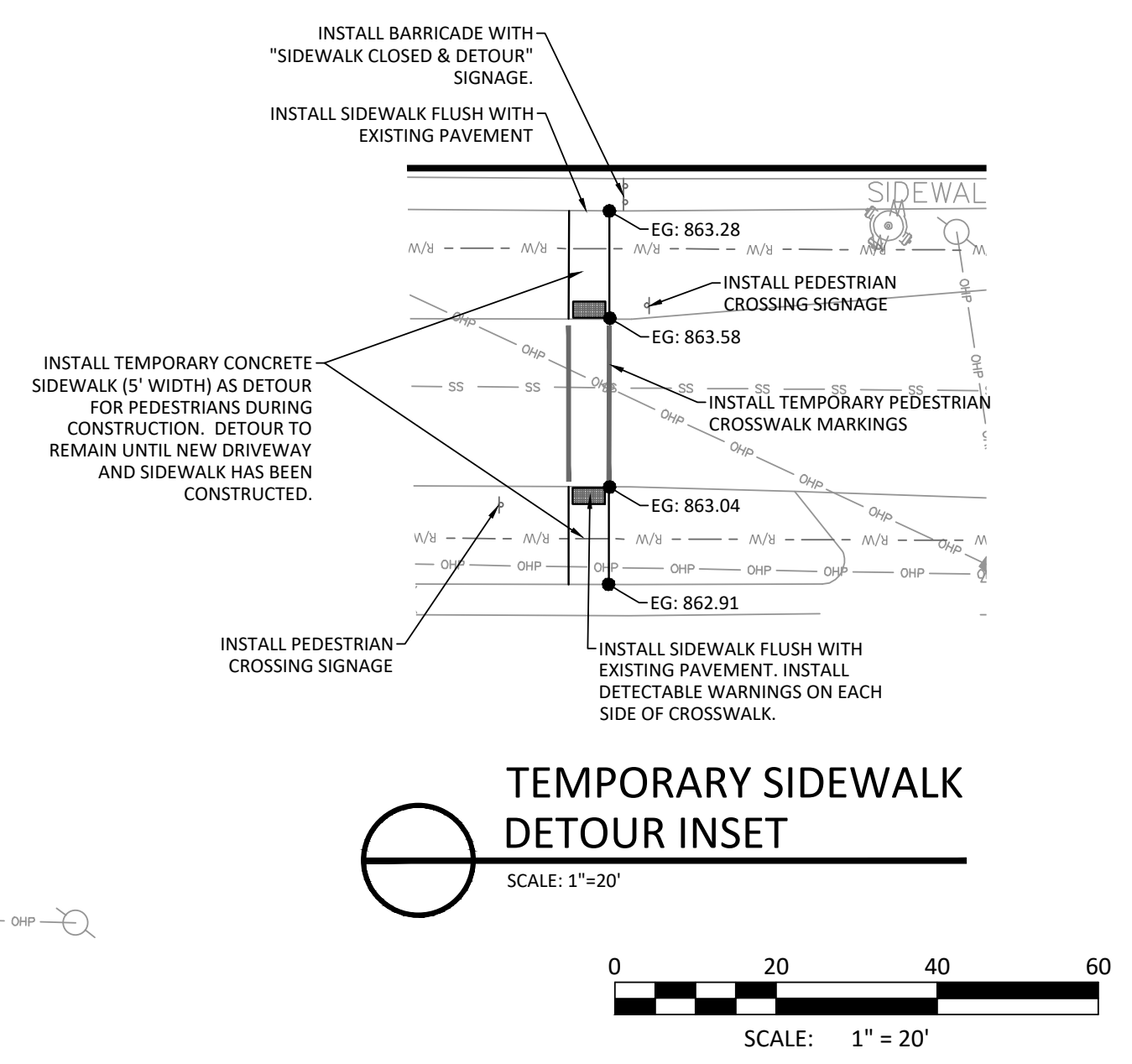


SITE LAYOUT NOTES

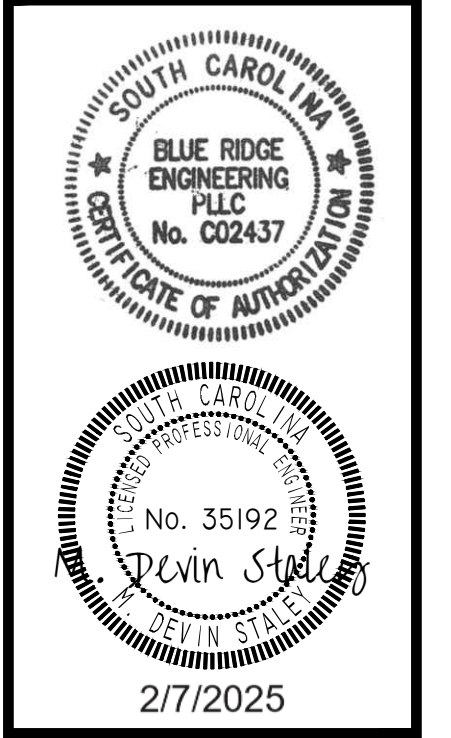
1. THIS IS NOT A PROPERTY SURVEY. SEE SURVEY FOR BOUNDARY INFORMATION.
2. ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES, SCDOT STANDARDS AND OWNER SPECIFICATIONS. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH MUTCD STANDARD.
3. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, METHODS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS IN COMPLIANCE WITH MUTCD AND SCDOT STANDARDS. CONTRACTOR SHALL NOTIFY SCDOT, OWNER, AND ENGINEER AT LEAST 72 HOURS IN ADVANCE OF ANY LANE CLOSURE OR TRAFFIC SHIFT.
4. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED. CONTRACTOR SHALL PROTECT THE WORK UNTIL SUCH TIME THAT THE PROJECT IS APPROVED AND OPENED TO TRAFFIC.
5. SUBGRADE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
6. STONE BASE SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
7. PAVING CONTRACTOR SHALL PROVIDE A CERTIFIED ROADWAY QUALITY CONTROL TECHNICIAN WITH A NUCLEAR GAGE AT ALL TIMES ASPHALT IS BEING PLACED. IF REQUESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ASPHALT CORE SAMPLES FOR VERIFICATION OF COMPACTION AND THICKNESS.
8. SLOPES IN HANDICAP PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
9. CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.
10. ANY WORK PERFORMED WITHIN SCDOT RIGHT OF WAY THAT IS NOT BUILT PER THE SCDOT APPROVED PERMIT AND PLANS IS SUBJECT TO REMOVAL AND REPLACEMENT AFTER INSPECTION.
11. NO LANDSCAPE IRRIGATION SHALL BE INSTALLED WITHIN SCDOT R/W.

SITE DATA

GENERAL LATITUDE	34°41'32.28" N
LONGITUDE	82°12'1.72" W
PIN	0346000200400
LOT 1	2.05 AC.
ZONING	C-2
PROPOSED USE	109 ROOM HOTEL
PARKING: REQUIRED USE	111(1 SPACE PER ROOM RENTED PLUS 1 SPACE FOR EVERY 3 EMPLOYEES)
PROVIDED USE	111 SPACES
SETBACKS FRONT	25' 300 JONES ST
SIDE	15' WALL ST
REAR	5' ZONE I-1
	20' ELLISON ST
MAX BLDG HEIGHT	45'
IMPERVIOUS AREA PRE-DEVELOPMENT	14,925 SF (0.34 AC)
POST-DEVELOPMENT	66,741 SF (1.53 AC)



DRAWN BY: MDS
PROJECT #: 23009
ORIGINAL ISSUE DATE: 03/15/2024
REVISIONS:
04/19/2024 GREENVILLE CO COMMENTS
05/20/2024 SCDOT COMMENTS
06/09/2024 GREENVILLE CO COMMENTS
07/20/2025 SCDOT (OPEN CUT ELLISON STREET)



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Prepared for:
Fountain Inn Hotel Partners, LLC
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Site Layout Plan
Springhill Suites Hotel
300 Jones Street
Fountain Inn, SC 29644
C-6

PERMIT SET - NOT FOR CONSTRUCTION