

woodside mill district study

fountain inn, south carolina



Fountain Inn
the Inn place to be

summary report

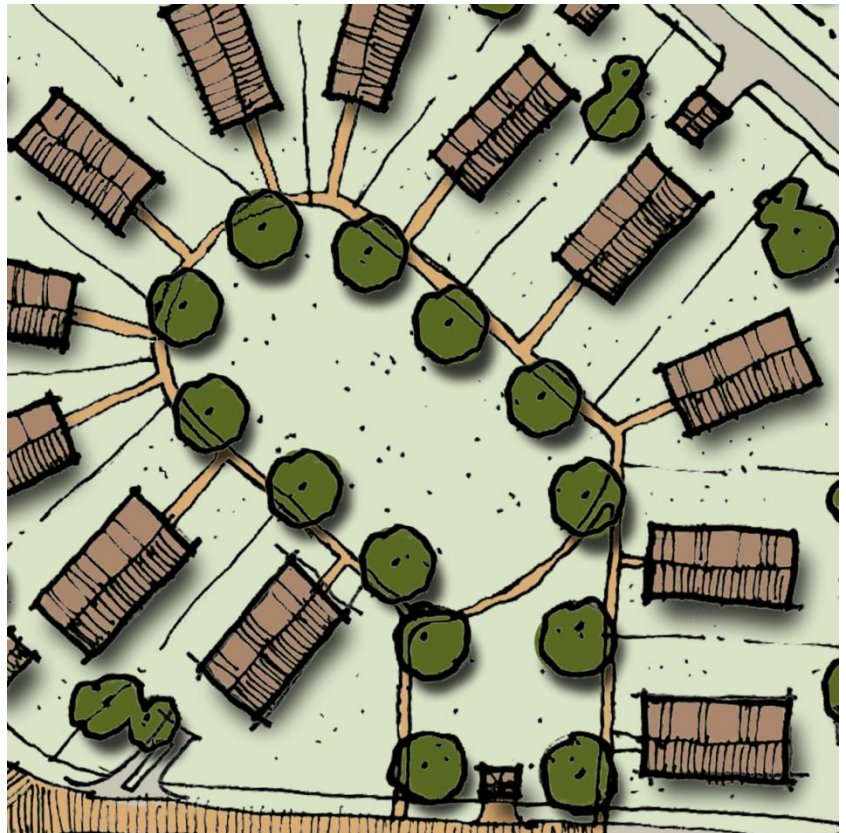
march 29, 2011



SeamonWhiteside
+ ASSOCIATES

in association with

TRG Consulting



acknowledgements |

City of Fountain Inn, SC

Mayor and Council

Mayor Gary Long

Jay Thomason

Celia Tuttle

Rose Ann Woods

Erick Chapman

Matthew King

Berry Woods, Jr.

Staff

Eddie Case, City Administrator

Van Broad, Economic Development Director

Roger Case, Public Works Director

Sandra H. Woods, City Clerk and Treasurer

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acknowledgments |

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executive summary |

In the spring of 2010, SeamonWhiteside + Associates, Inc. (SW+A) was commissioned by the City of Fountain Inn to provide a housing study for the Woodside Mill District. SW+A provided master planning services for the district that included identifying priority investment areas to act as a catalyst for development. Supporting SW+A was TRG Consulting (TRG) which provided the analysis of the district including the market study, review of development opportunities and their feasibility. The design team engaged the public through several stakeholder and community meetings. This summary report documents the design process.



charrette |

“An intensive design process that involves the collaboration of all project stakeholders at the beginning of a project to develop a comprehensive plan or design. “

-<http://commpres.env.state.ma.us/content/glossary.asp> –

On July 27, 2010 designers from SeamonWhiteside+Associates held a charrette at the City of Fountain Inn. The following notes were taken during a brainstorming meeting with SW+A, Van Broad, and local stakeholders from the historic Woodside Mill Village. Objectives were developed and priority areas were identified during this meeting. Conceptual design ideas were explored on site and have been further refined for this report.



charrette |

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Design Worksession Agenda

Tuesday, July 27, 2010

- 9:00 am Arrive in Fountain Inn/Setup in Civic Center Banquet Hall
- 9:30 am Tour / Photograph Woodside District (SW+A, TRG + Van Broad)
- 11:00 pm Programming Meeting with Key Stakeholders
- 12:00 pm Lunch
- 1:00 pm Site Analysis and Concept Diagrams (SW+A)
- 4:00 pm Key Stakeholder Review and Wrap-Up
- 5:15 pm Clean-up and depart for Greenville

Worksession Participants

SW+A

Clint Rigsby, Senior Landscape Architect, (864) 298-0534 x 515

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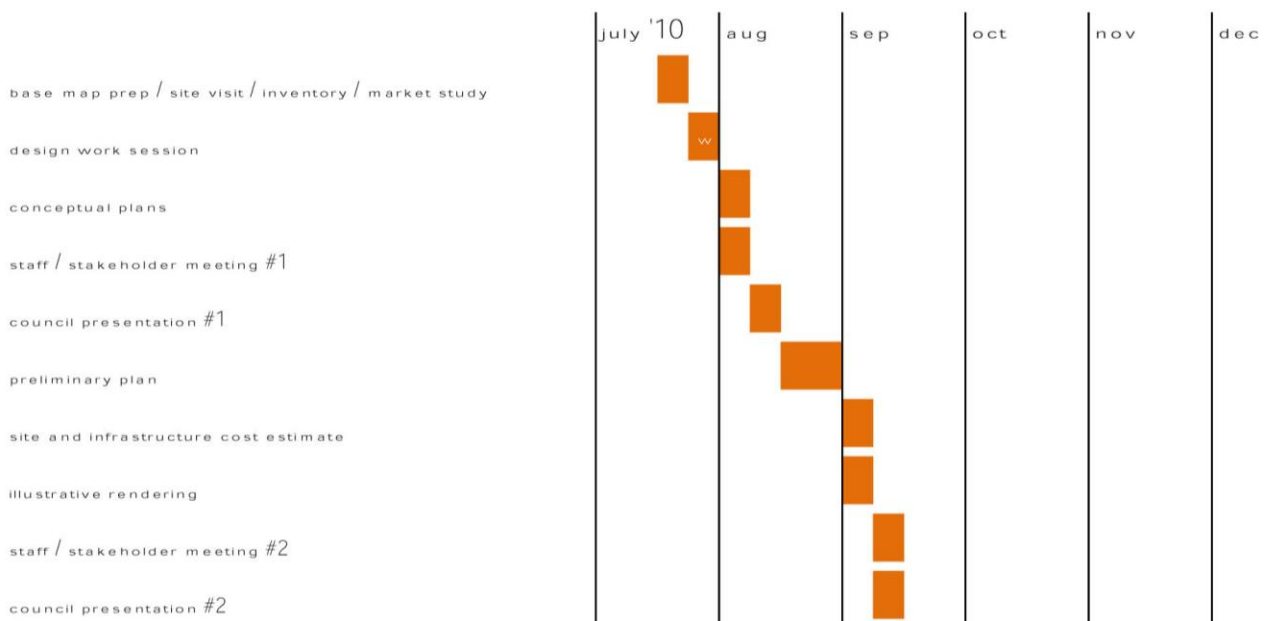
TRG Consulting

Ralph Settle, 864-529-2171

rsettle@trgcommunities.com

City of Fountain Inn - Woodside Mill District Study

preliminary design team work schedule





City of Fountain Inn
Woodside District Master Plan
 Public Worksession
 27-Jul-10

	Name	Address	Email
1	Rose Ann Woods	724 Nellie St. Fountain Inn	RWoods3322@gmail.com
2	NANCY NASH	WARRICK + NASH LLC PO Box 1362 - 29644	daisyNSH@aol.com
3	Billy NASH	WARRICK + NASH LLC PO Box 1362 - 29644	daisyNSH@aol.com
4		430-6646-4047831	
5	Donna Brown	405 N. Weston, Ft. Inn, SC 29644	PD Bmgmt@aol.com
6	Doris McClellan	419 The Parkway, Greenville, SC 29650	dmcclellan@cdsai.commercialgroup.com
7			
8			

WOODSIDE DISTRICT MASTER PLAN
 WORKSESSION 7/27

LARGELY GOOD TENANTS
 SEVERAL OWNERS - MANY PARCELS

CORRIDOR STUDY
 CIVIC CENTER

ONE-WAY OK
 55 HOUSES
 15 SHOPS

MAIN STREET
 DEPOT STREET

FARMERS MARKET
 CULTURAL CENTER

RECREATION COMPLEX

ALLEYS GOOD - OPEN BACK UP!
 ON-STREET PARKING (OWNERSHIP?)
 CUL-DE-SAC VS INTERCONNECTIVITY
 SERVICE TRUCKS IN NEIGHBORHOODS

5TH STREET
 ARCH. GUIDELINES*
 EXIST. CODE ENFORCEMENT
 PAINT, YARD CLUTTER

*OUTBUILDINGS - OFF ALLEY
 STANDARDS

- SINGLE FAMILY - ATTACHED
 DETACHED

- TOWNHOMES - 2 VS 3 STORY

- LIVE-WORK

- CIVIC

- NEIGHBORHOOD COMMERCIAL

CRD ZONING

QUANS. HUT
 MILL SITE
 HISTORIC STRUCTURES
 ARTIST VILLAGE

NURSES HOUSE
 GEN. STORE
 SCHOOL

GOV. HOUSING PHASING - 1ST STEP?
 "WORDS SO UGLY WE HAD NEVER HEARD THEM BEFORE!"

POCKET NEIGHBORHOOD
 BRANDING, PROMOTION STREET SIGNS

STREET-SCAPE IMPROVEMENTS

PROVIDE RANGE OF HOUSING
 PUBLIC / PRIVATE

PARK SPACE (ADJ. TO MARKET)

RESPECT HISTORY
 CONG. STEPS TO MILL SITE

CREATE EFFECTUAL CHANGE vs.



charrette | participants

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woodside village streetscape and downtown connection



woodside park entrance



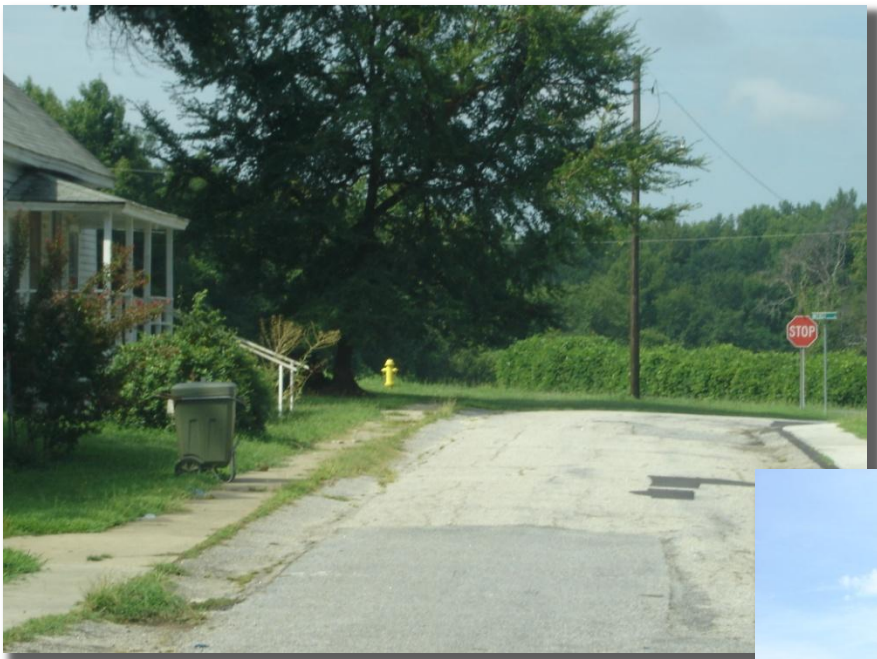
charrette | conceptual sketches

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existing conditions |

A photographic inventory was made of existing district conditions. The following images highlight potential constraints and document future opportunities.





existing conditions | phase one

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existing conditions | phase one

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PROJECT SITE DATA SUMMARY

The following is a list of information related to the site and utilities to the best of our current understanding. If you have unique knowledge of these issues, please do not hesitate to call us and inform us of past conversations or due diligence related to this project.

GENERAL SITE INFORMATION

- Tax Map Number: 0345000100600
- Site Acreage: 17.6 Ac.
- Municipality: City of Fountain Inn
- Current Zoning: I-1
- Wetlands: n/a
- Flood Plain: Zone X (FEMA Firm Map, see attached)
- Topography: (El. 820-840) +/-3% slope from 1st street to rear of property
- Soils: ApB - Appling (Hydrologic Soil Group B)
CeC - Cecil (Hydrologic Soil Group B)
Wd - Wehadkee (Hydrologic Soil Group D)

STORM WATER

- Review Jurisdiction: Greenville County via SCDHEC Delegated Review
- Contact: Harold Moon 467-4691

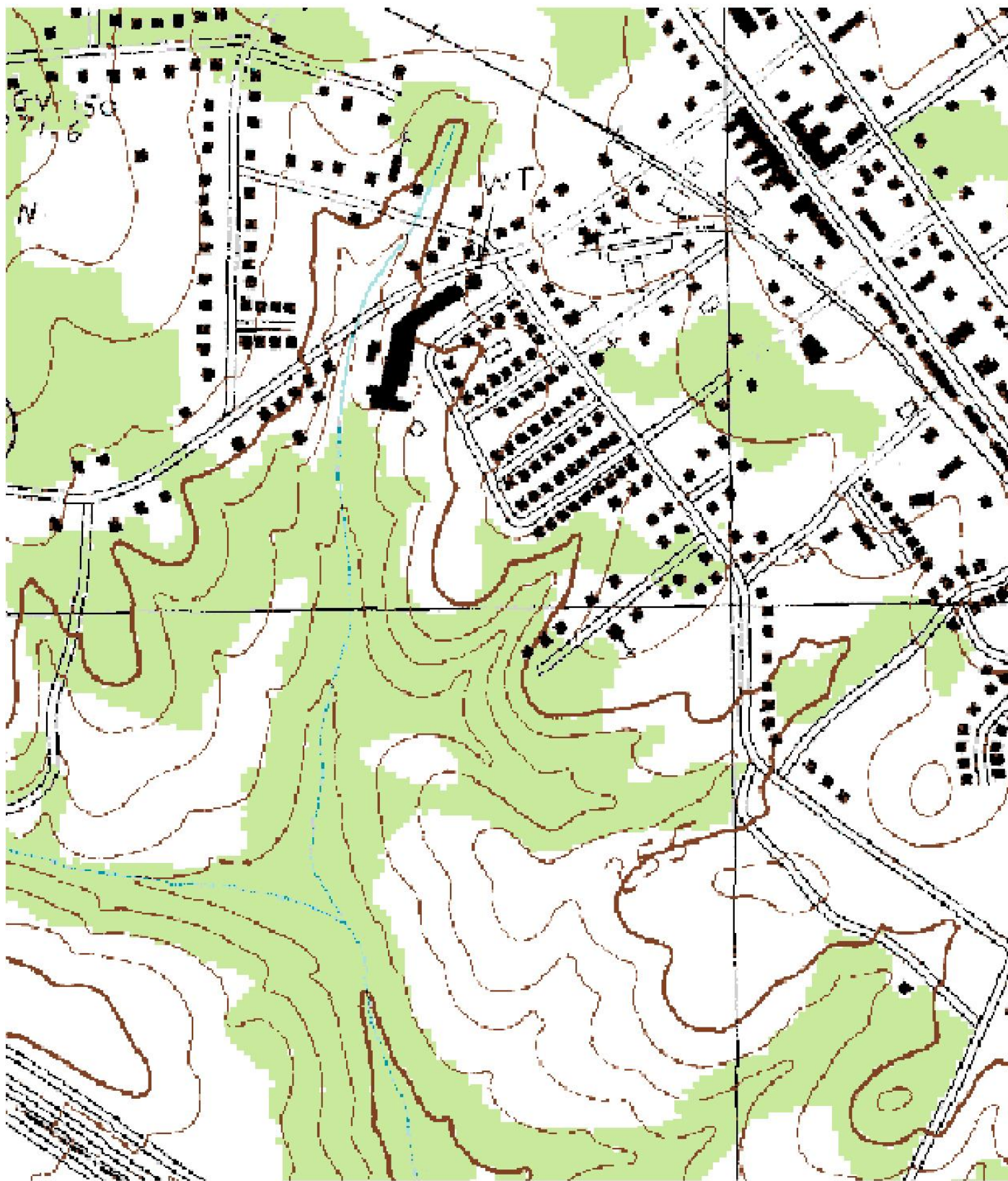
SANITARY SEWER SERVICE

- Sanitary sewer service provided by: City of Fountain Inn
- Sanitary sewer treatment provided by: ReWa
- Contact: Roger Case 409-3334
- Capacity Issues: none known
- Line locations: Shaw Street and southern edge of property
- Easement coordination: n/a

WATER SERVICE

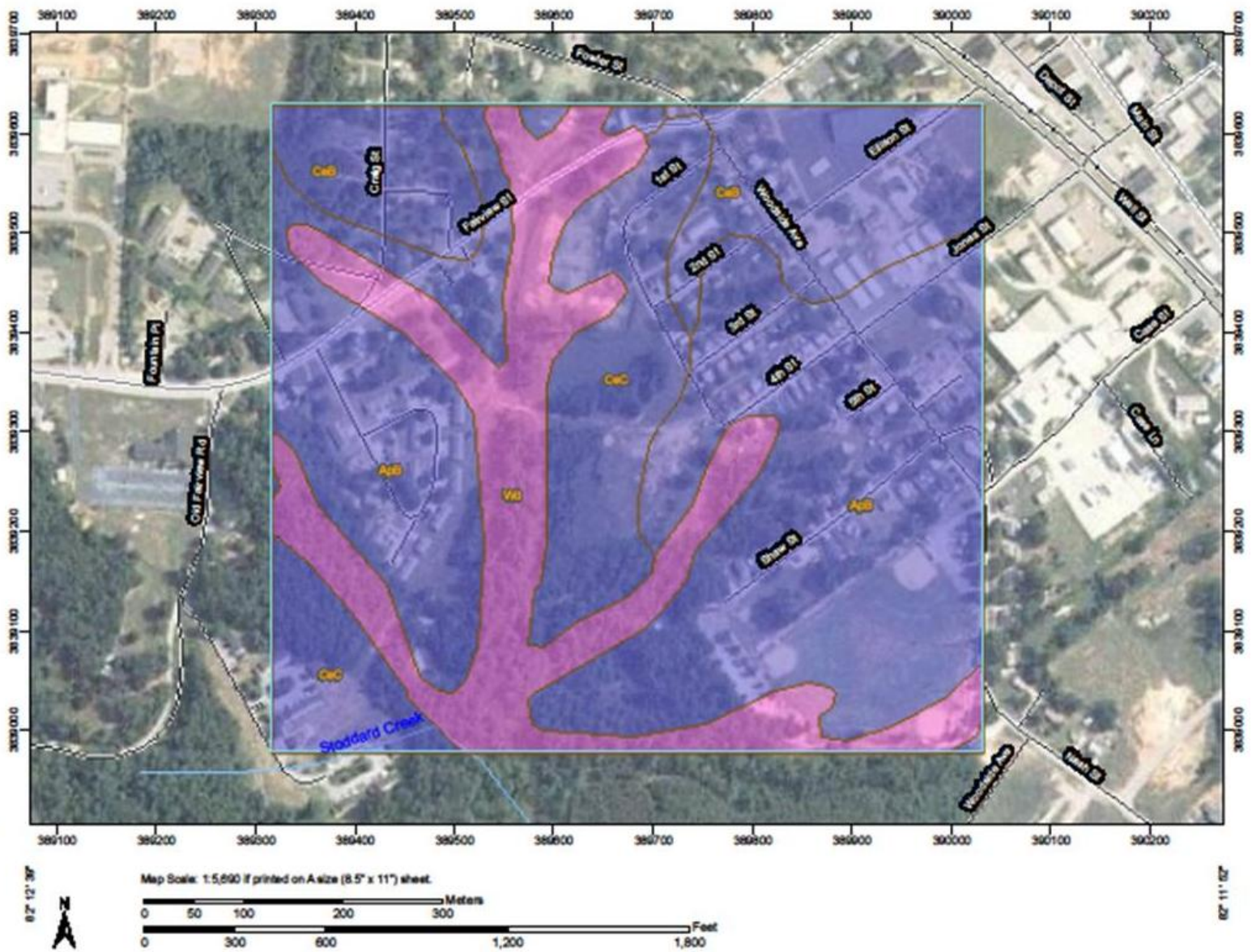
- Water service provided by: Greenville Water System
- Contact: Murray Dodd 241-6100
- Water main location: 6" on 1st Street and 4" on Shaw Street
- Capacity Issues: no, recently constructed system





existing conditions | topography

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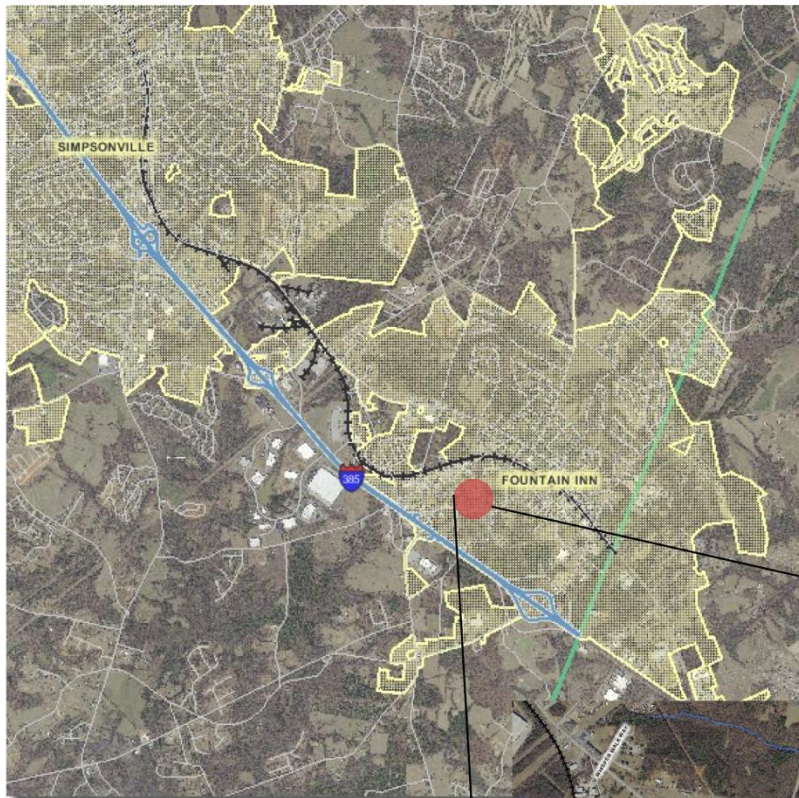
existing conditions | hydrologic soil group

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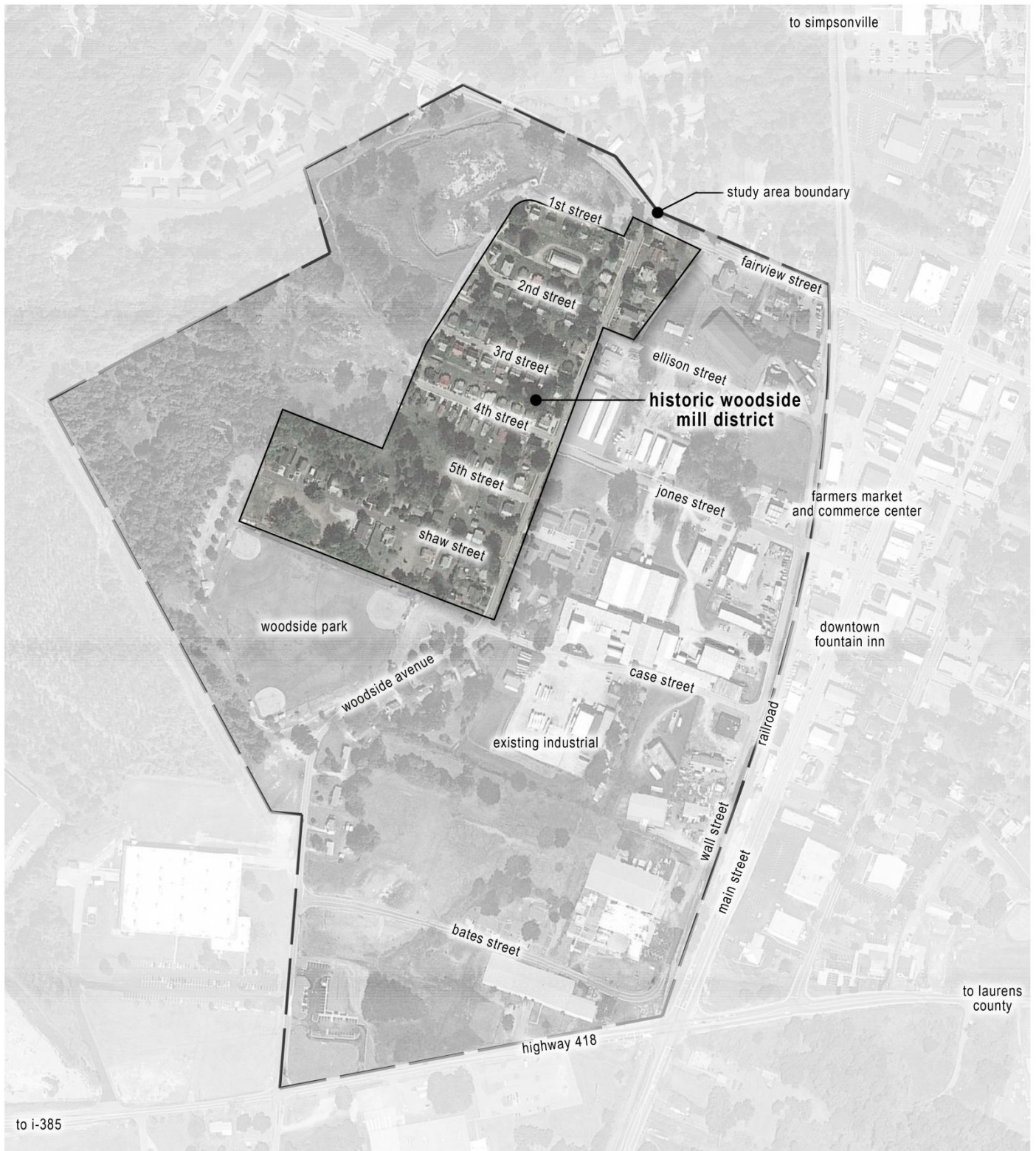
conceptual master plan | woodside mill village enlargement

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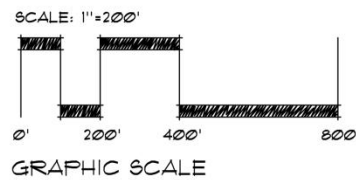


woodside district
location map
 fountain inn, sc





woodside district
study area
 fountain inn, sc







woodside district
phase one
 fountain inn, sc

