



Agenda

**Fountain Inn, South Carolina
Board of Appeals
Council Chambers
300 Wall Street Fountain Inn, SC**

**Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiylrM1NUcM8Ea8BLXCfA>
Monday, May 15, 2023 - 6:00 PM**

1. Call to Order Chairperson, Jackie Johnson
2. Approval of Minutes
 - a. Approval of Minutes from April 17, 2023
3. Hearing Procedures/Regulations
4. Old Business
 - a. **FI-2023-003 BZA Request: Sign variance**
Tax Map: 0348000100100
Location: 200 South Main Street

City Staff Report
Applicant Presentation: Jessica Marion, K&D Signs, LLC
Public Comment Period
Board of Zoning Appeals Vote
5. Adjourn



MINUTES
FOUNTAIN INN BOARD OF ZONING APPEALS

Monday, April 17th, 2023
Judicial Building Council Chambers
6:00 pm – 300 Wall Street

1. Call to Order- Madame Chair, Jackie Johnson

-Board Members present: Jackie Johnson, AJ Dearybury, Clifford Jennings, Avis Kelley, Regina Bailey

-Steve Habina arrived at 6:05pm

-Staff present: Shawn Bell, Lisa Mann

2. Appointed Chair, Vice Chair, and Secretary for the 2023 Board of Zoning Appeals

-Motion made by Clifford Jennings to elect Jackie Johnson as Madame Chair. Seconded by AJ Dearybury. Motion carried unanimously 4-0. (Jackie Johnson removed herself from the vote and Steve Habina had not yet arrived).

-Motion made by Regina Bailey to elect AJ Dearybury as Vice Chair. Seconded by Clifford Jennings. Motion carried unanimously 5-0.

-Motion made by AJ Dearybury to appoint Naomi Reed as 2023 BZA Secretary. Motion carried unanimously 6-0.

3. Approval of minutes

-Motion made by Jackie Johnson to approve minutes from Tuesday, March 21, 2023. Seconded by AJ Dearybury

-Motion carried unanimously 6-0.

4. Public Hearing

a. FI-2023-003 BZA

Request: Sign variance to increase from 2-signs per business with external illumination only to No maximum amount of signage with internal illumination

Tax Map: 0348000100100

Location: 200 South Main Street having frontage along bordering streets as follows:
Wall Street and Jones Street

City Staff Report given by Lisa Mann

-Board had no questions or comments concerning the staff report.

Applicant Presentation: Jessica Marion and Tony Kirby, K&D Signs, LLC

-Applicants handed out *new* proposal documents to the Board and Planning and Development Manager. Jessica Marion explained that with the new proposal the signs do not go above the roofline and should not be an issue. They will be reducing the square footage of the signs from 240 square feet to below 196 square feet. Ms. Marion explained that the internal illumination is better for a gas canopy due to unforeseen weather conditions and offers less maintenance.

Board of Zoning Appeals Discussion/Questions:

-Clifford Jennings asked if the Marathon sign on the canopy is fluorescent. Tony Kirby stated that it is an LED on the eyebrow of the canopy and only shines down on the fascia and is not internally lit.

-AJ Dearybury asked about the unlimited number of signs request.

Jessica Marion replied that they didn't know how to explain request, but they wanted to keep the number of signs to seven which matches what is already in place.

Discussion ensued.

-Madame Chair, Jackie Johnson, made a motion to table until staff has a chance to look over the new proposal and how they fit into the guidelines.

Public Comment Period:

Discussion occurred between the Board and Mr. Gault, Mr. Kirby, Mr. Jennings:

-Jackie Johnson stated that the motion is still on the floor to table and give staff enough time to look at the proposal that has been presented tonight. Seconded by Avis Kelley.

Board Vote:

-Motion to table carried 5-0. AJ Dearybury did not vote.

-Madame Chair ended the meeting by saying this item will be tabled until the next meeting to give staff time to review what was discussed tonight.

-Shawn Bell addressed Madame Chair, Jackie Johnson, that inadvertently item #4 on the agenda was skipped over and asked that Ms. Mann explain that item on the agenda.

-Jackie Johnson continued the meeting and addressed Lisa Mann as to what was needed with referring back to agenda item #4, Decisions and Orders, from March 21, 2023. Lisa Mann stated that this is the document that has results from the previous meeting in March and that a motion similar to a minute's motion in this case whether you approve or deny to officially add that into the record.

-AJ Dearybury made a motion to approve the Decisions and Orders made from the March 23, 2023 meeting. Seconded by Jackie Johnson. Motion carried 6-0

-Madame Chair, Jackie Johnson, thanked everyone for attending and apologized for the confusion of the meeting and explained that the information to be voted on has to be submitted ahead of time.

-Madame Chair, Jackie Johnson, adjourned meeting.

FOUNTAIN INN PLANNING STAFF REPORT
TO THE FOUNTAIN INN BOARD OF ZONING APPEALS

Revised for May 15, 2023

DOCKET NUMBER: FI-2023-003 BZA

APPLICANT: Jessica Marion for K&D Signs, LLC

OWNER: Malwa, LLC

PROPERTY LOCATION: 200 South Main Street

TAX MAP NUMBER: 0348000100100

ACREAGE: ~0.3 acres

EXISTING ZONING: C-1, Commercial District

VARIANCE REQUEST: from Section 5:5.4-8, Sign Guidelines in the C-1 Commercial District, and 6:9. – Signs in Office and Commercial Districts

Existing Land Use: Commercial

Adjacent Land Use: North: Commercial
East: Commercial
South: Commercial
West: Industrial

Adjacent Zoning: North: C-1, Commercial District
East: C-1 Commercial District
South: C-1 Commercial District
West: I-1 Industrial District

Future Land Use: This site was identified for Commercial in the City’s 2017 Master Plan.

SUMMARY:

FI-2023-003 BZA is a request for a variance from *Section 5:5.4-8. Signage Guidelines* in the C-1 Commercial District and from *Section 6:9. – Signs in Office and Commercial Districts*.

The variance requests deviation from the following requirements:

5:5.4-8.2. No single business shall be permitted more than two permanent signs per business, one temporary sign. See Article 6 TABLE 1 DISTRICT REQUIREMENTS FOR PERMANENT SIGNS, except for single businesses with double frontage lots (lots facing more than one primary street - Main, Fairview and/or Knight/McCarter), which shall be allowed one additional wall or window sign.

5:5.4-8.3. The combination of all signs for any single building shall be no greater than ten percent of the building face projection, subject to sign limitations below.

5:5.4-8.1. Signage shall complement the architectural details of the building, and shall not violate or otherwise obscure the architecture of the building to which it is attached. Signs, lettering or boxed graphics shall not cut across columns, cornices, windowsills, arches or balconies, nor extend above the roofline of any building to which it is attached.

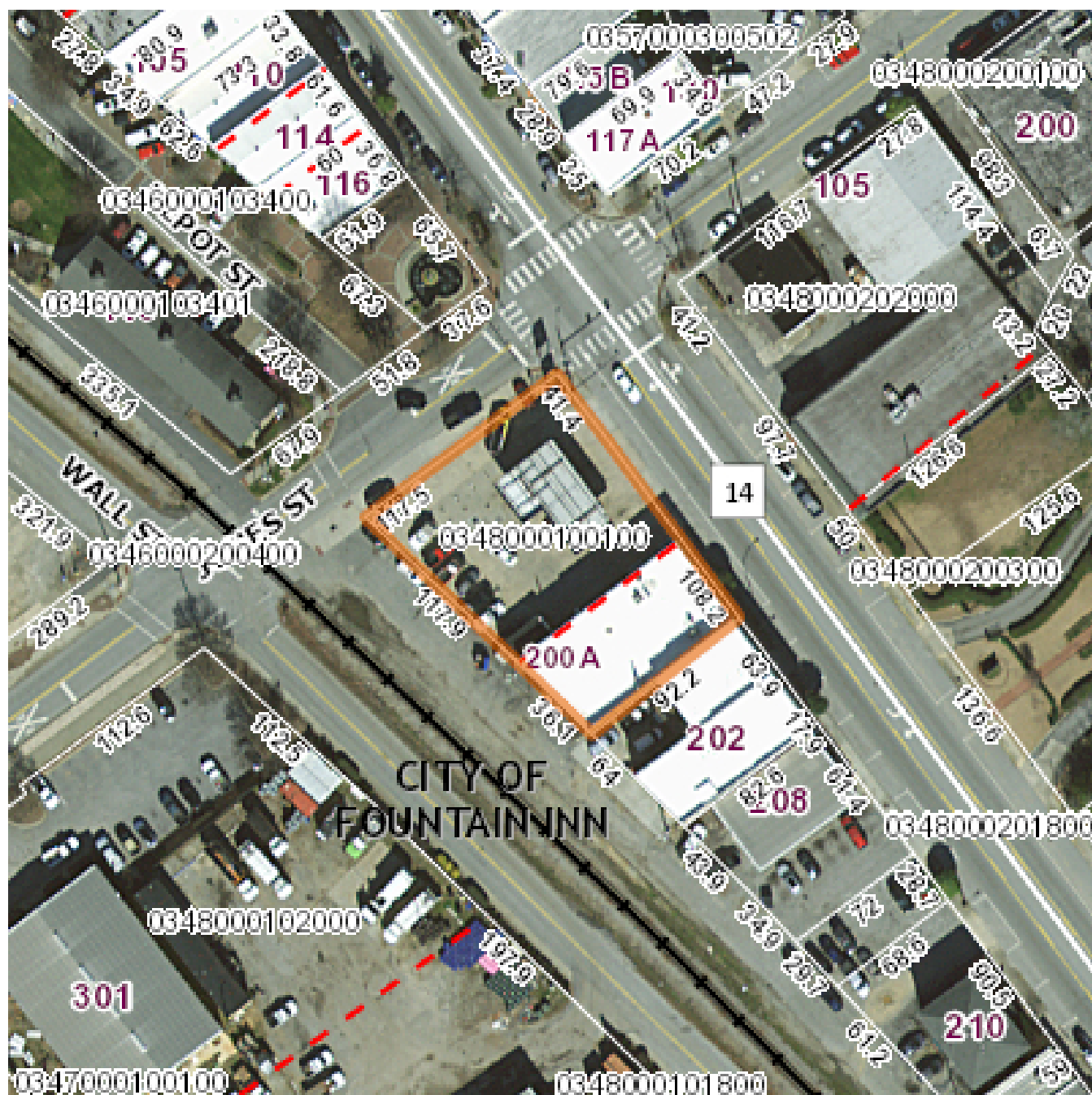
5:5.4-8.16. Signs should be lit by external lighting sources shining onto the sign face. Internally illuminated signs are strongly discouraged.

Table 1 in Section 6:12 prohibits signs extending above the roof line.

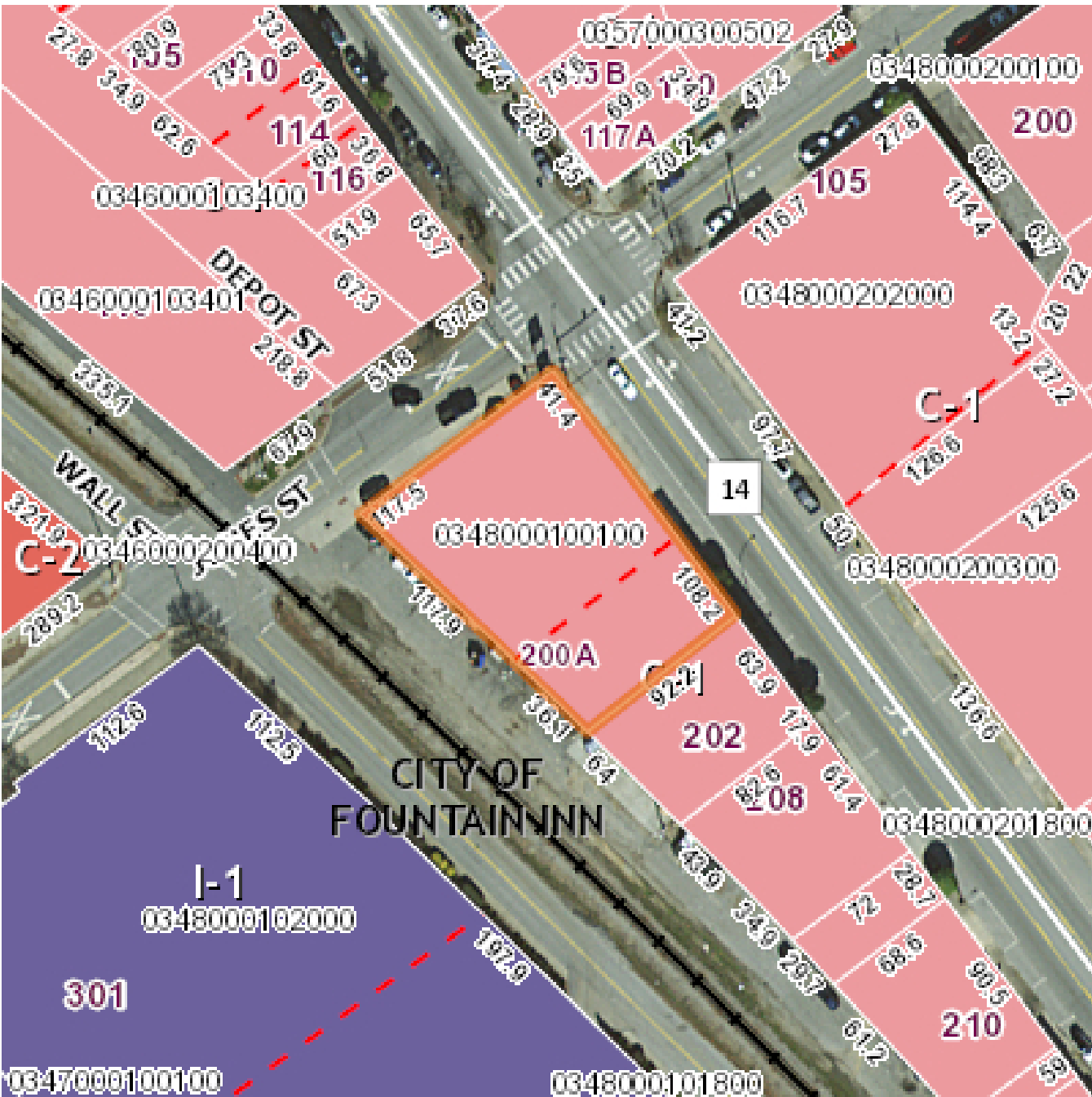
Summary of relevant provisions in the ordinance:

- 1) In the C-1 district, two permanent signs are permitted per business. One additional sign is permitted only if a business has frontage on two of the following streets: Main, Fairview, Knight, and McCarter. Signs shall not extend above the roofline of the building to which it is attached.
- 2) The total area of all signs cannot exceed 10 percent of the building face.
- 3) Signs should be externally illuminated.

Aerial View (from Greenville County GIS):



Zoning (from Greenville County GIS):



Site photos:



Freestanding Sign



Wall sign and canopy/awning signs



Wall sign facing Wall Street



Front of fuel island canopy (no existing sign)

ANALYSIS:

FI-2023-003 BZA is requesting a variance for number and square footage of signs.

Two businesses are located in the building: Gault's Handee Mart and a separate Shelley's auto repair service. All existing and proposed signs are included in the evaluation; total signage for the building cannot exceed 10 percent of the building façade. The applicant did not provide square feet of the building façade in the application, staff estimated the façade to be 1,960 square feet, which would permit up to 196 square feet of total signage for the property.

Refacing of the freestanding sign for this property has been approved; that sign is nonconforming in C-1, but staff found that the refacing of the sign did not extend the structural life of the sign and did not make the sign more nonconforming. The ordinance does not require removal of nonconforming signs.

Currently, the Gault's Marathon business has four signs: the above-mentioned freestanding sign at the corner of South Main Street and Jones Street, a sign on the left (Main Street) and right (Wall Street) sides of the fuel canopy, and a sign on the awning (canopy) on the front of the building. Shelley's auto repair has three signs: an awning (canopy) sign, a wall sign facing Jones Street, and a wall sign facing Wall Street.

In the submitted revisions, the applicant is proposing five signs: a freestanding sign, one sign on two sides of the fuel canopy (two total signs), a sign on the awning for Gault's, and a sign on the awning for Shelley's.

Total square footage of the existing signs is calculated at 205.2 square feet, as presented in Table 1 below. The square footage of proposed signs in the applicant's revisions total 146.0 square feet. The proposal now meets the requirements outlined in Section 5:5.4-8.3.

In the applicant's revisions, the "M" logos no longer extend above the roofline. This proposal now meets the requirements outlined in Table 1 in Section 6:12.

Board of Zoning Appeals Determination:

If the request is granted, the Board shall determine that:

- (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (b) these conditions do not generally apply to other property in the vicinity;
- (c) because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- (d) the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

If the Board denies the request, the reasons shall be entered in the minutes of the meeting at which the permit is denied.

Table 1

Existing, Proposed and Permittable Signs for Gault's Marathon

No.	Existing Signs	Status	Type	Size	Area
1	Building Canopy Sign for Gault's	Conforming	Existing	1x30	30.0
2	Building Canopy Sign for Shelly's	Conforming	Existing	2x8	16.0
3	Mastercraft Tire sign for Shelly's	Conforming	Existing	4x5	20.0
4	BF Goodrich Tire sign for Shelly's	Nonconforming	Existing	3x10	30.0
5	Gault's logo sign on gas pump canopy right	Nonconforming	Existing	2' diam.	6.3
6	Gault's logo sign on gas pump canopy left	Nonconforming	Existing	2' diam.	6.3
7	Freestanding sign for Gault's	Nonconforming	Existing	6.06x15.94	96.60
Total sign area, existing signs					205.2

No.	Proposed Signs	Status	Type	Size	Area
1	Building Canopy Sign for Gault's	Conforming	Existing	18.3x1.8	32.9
2	Building Canopy Sign for Shelly's	Conforming	Existing	2x8	16.0
3	Marathon Logo gas pump canopy sign	Nonconforming	Proposed	4.4x3.5	15.4
4	Marathon Logo gas pump canopy sign	Nonconforming	Proposed	4.4x3.5	15.4
6	Freestanding sign for Marathon	Nonconforming	Proposed	6.06x10.94	66.3
Total sign area, proposed signs					146.0



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

Customer Signature:

Date:

Designer: Brittany Cook

Project: 22-1843 Rev#:

Date: 04/18/2023



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

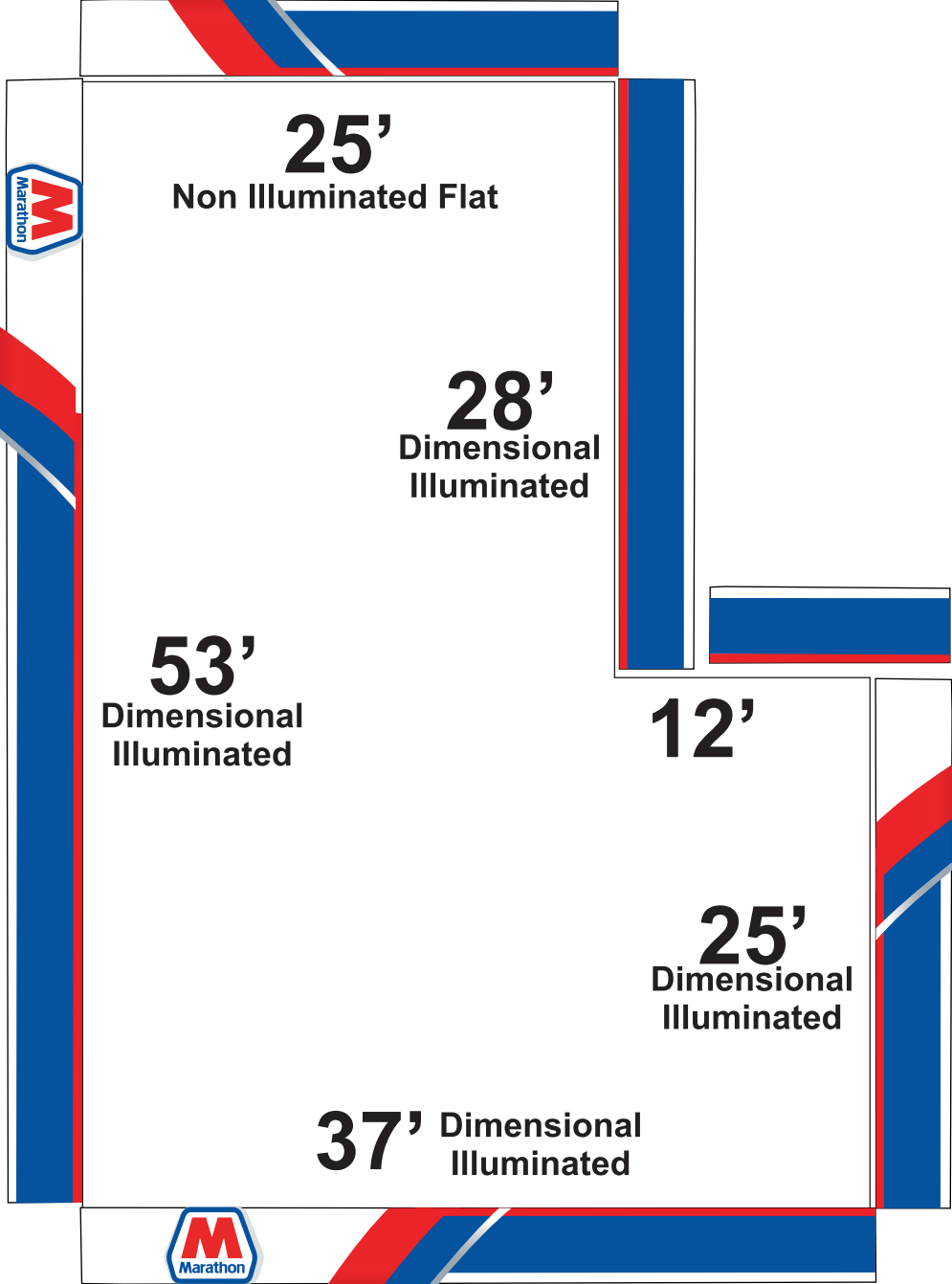
Customer Signature:

Date:

Designer: Brittany Cook

Project: 22-1843 Rev#:

Date: 04/18/2023



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

Customer Signature:

Date:

Designer: Brittany Cook

Project: 22-1843 Rev#:

Date: 04/18/2023

K & D Signs will Install
Marathon Endurance Dimensional Fascia System with
Illuminated Eyebrow on (3) Sides of Canopy
Marathon Flat ACM on back (3) sides of canopy
Marathon ID Logo Signs

Proposed Sign



42” Illuminated Logo / 3.5 x 4.36’ = 15.25sqft



Front & Left Side

Front Canopy Elevation



Left Canopy Elevation



Right Canopy Elevation



Back Canopy Elevation



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

Customer Signature:

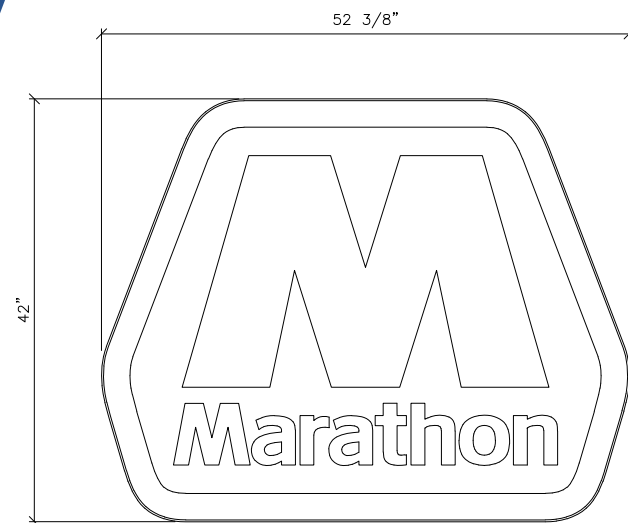
Date:

Designer: Brittany Cook

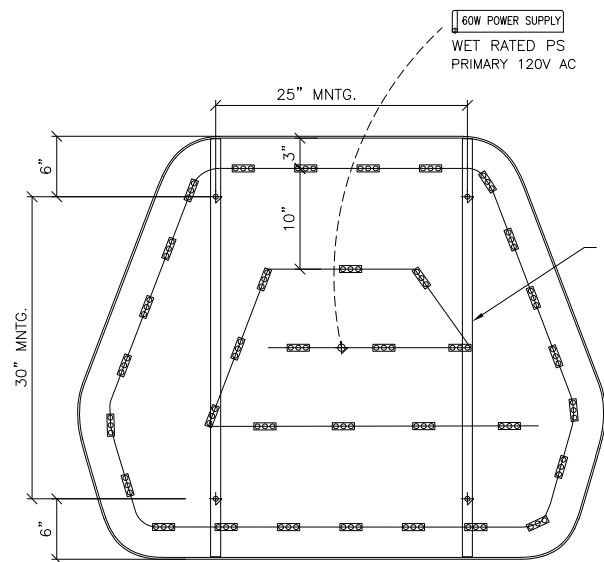
Project: 22-1843 Rev#:

Date: 04/18/2023

Canopy Sign



FORMED CANOPY CS SIGN ELEVATION VIEW
SCALE: 1"=1'-0"

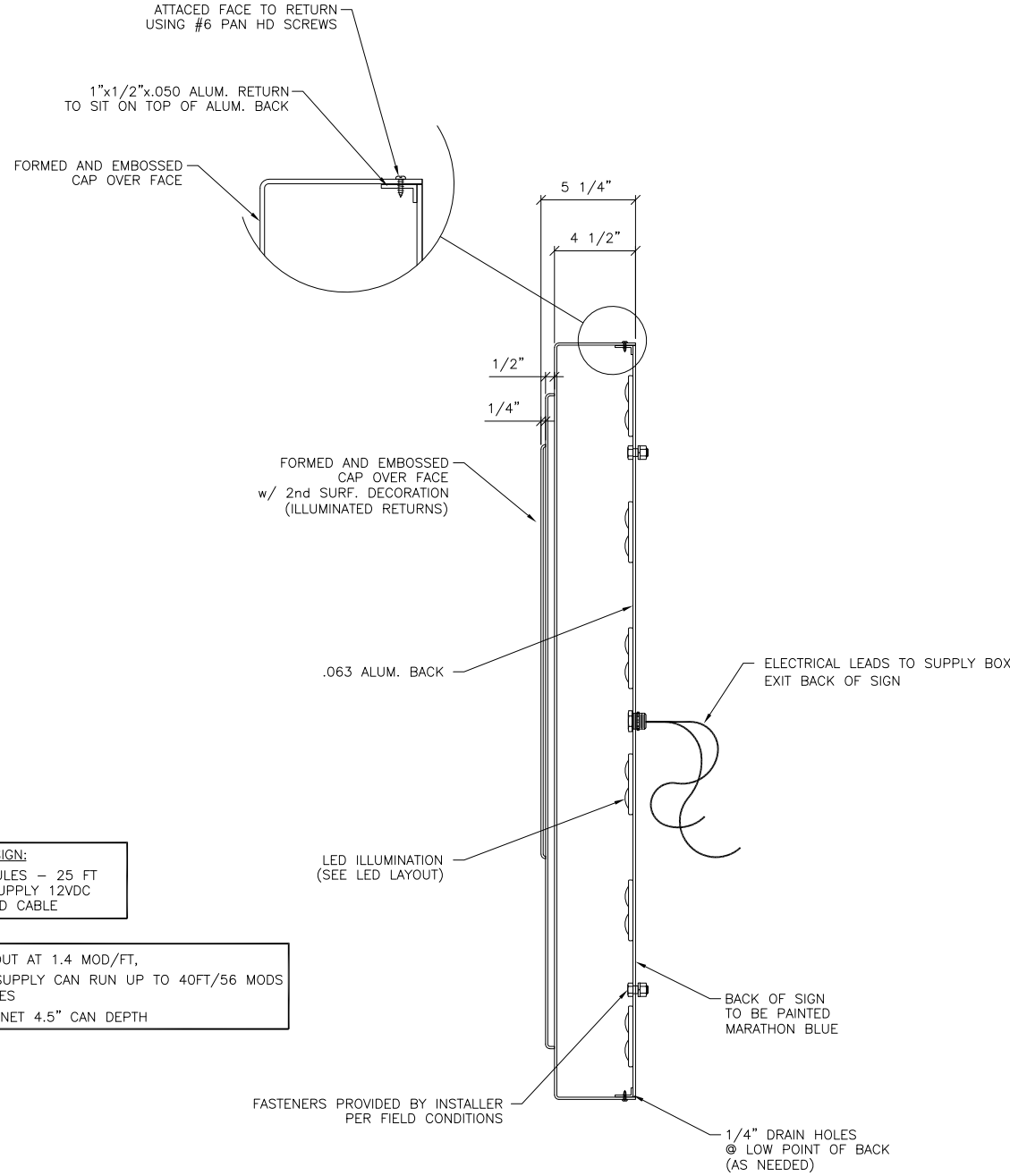
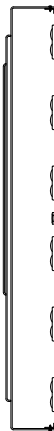


ELECTRICAL / LED LAYOUT DETAIL VIEW
SCALE: 1"=1'-0"

1/8"x1" ALUM. FLAT BAR
(2) @ 41-1/2" LG.

ESTIMATED PRODUCT B.O.M. PER SIGN:
35 VL4 STANDARD (7200K) MODULES - 25 FT
1 EACH MODULAR 60W POWER SUPPLY 12VDC
1 EACH 100' ROLL OF JACKETED CABLE

- 1) VL4 STANDARD (7200K) LAID OUT AT 1.4 MOD/FT,
- 1) EACH STANDARD 60W POWER SUPPLY CAN RUN UP TO 40FT/56 MODS VL4 STANDARD (7200K) MODULES
- 3) LAYOUT BASED ON A S/F CABINET 4.5" CAN DEPTH



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

Customer Signature: _____

Date: _____

Designer: Brittany Cook

Project: 22-1843 Rev#:

Date: 04/18/2023

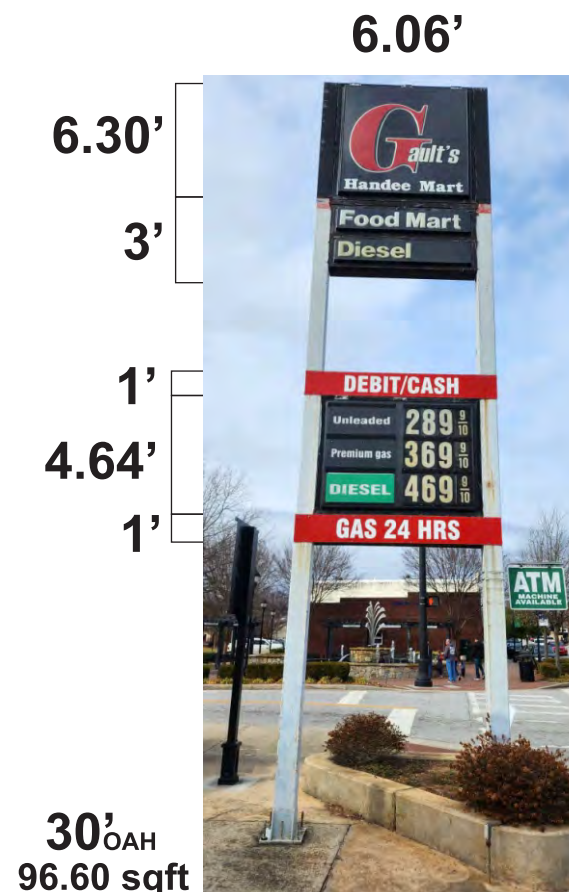
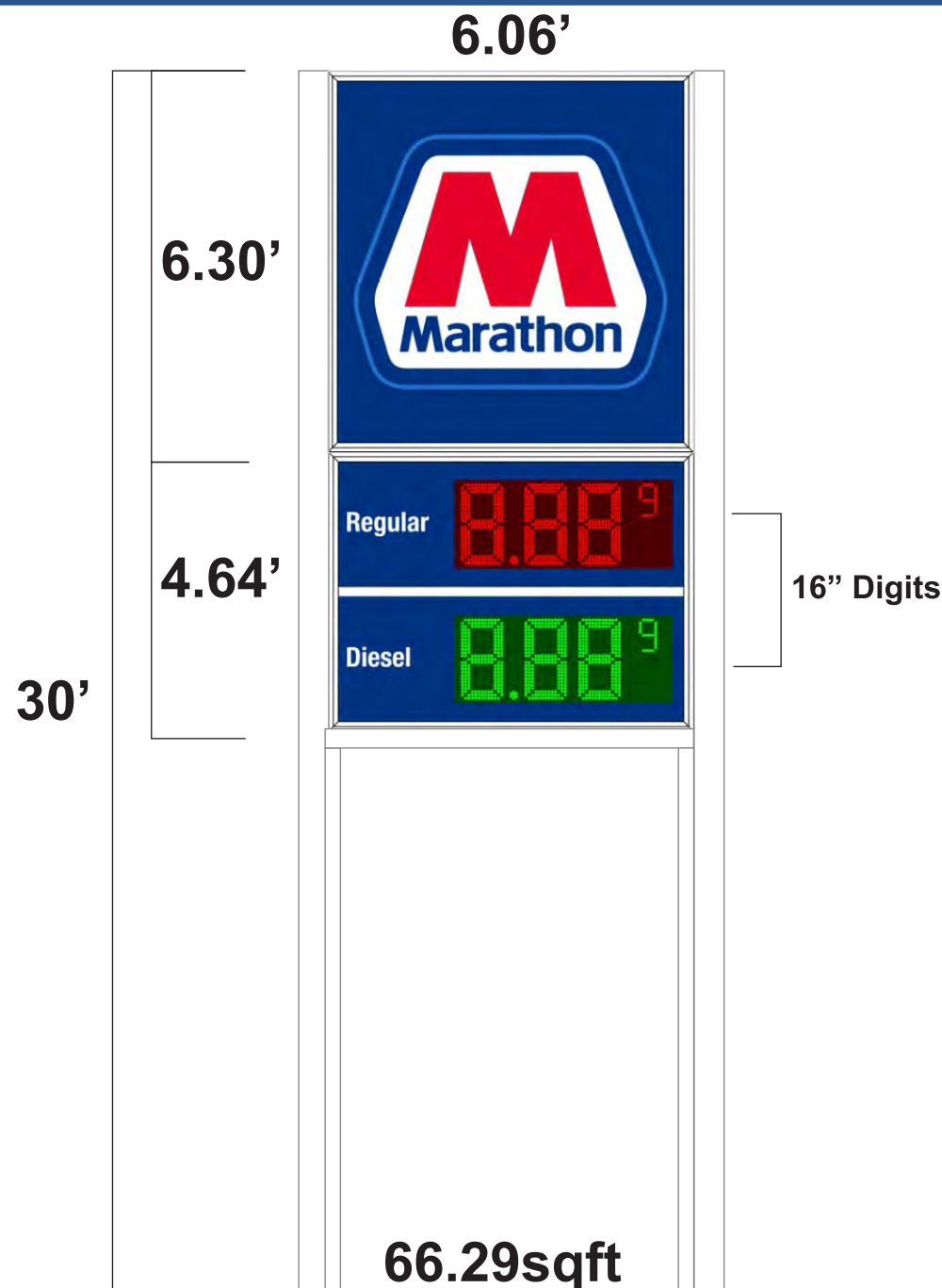
P.07

Removals

Existing Logo and Pricer Faces from Sign System
 "Food Mart" and "Diesel" Cabinets from Existing Sign System
 "Debit/Cash" and "Gas 24 Hours" Panels from Poles
 Rearrange Sign Cabinets Below Marathon Logo
 to Marathon Specifications

K & D Signs will Install

New Marathon Face Replacements as Follows:
 Marathon Logo Face Replacements
 2-Product (Regular / Diesel)
 LED Gas Price Face Replacements with 16" Red / Green Digits



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

Customer Signature: _____

Date: _____

Designer: Brittany Cook

Project: 22-1843 Rev#:

Date: 04/18/2023

P.08

Letters Combined:
18.3 x 1.8 = 32.94 Sq Ft



	
Marathon Blue	Paint Spec
Material / Color Match Pantone 286 C Match 3M Film - 3630-157 ACM - Special Match Color	Sherwin Williams RAL5002 Color Usage on Site Canopy Fascia, Dispenser, Blade Sign, MID Panels, Store Fascia

Remove all Signs/ Lettering from Fascia
Paint Building Fascia Marathon Blue
Install White Vinyl Letters over Main Door



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

Customer Signature:

Date:

Designer: Brittany Cook

Project: 22-1843 Rev#:

Date: 04/18/2023



		
Marathon Blue		Paint Spec
Material / Color Match Paintone 280 C-Match 3M Film - 3630-157 ACM - Special Match Color		Sherwin Williams RAL 5010 Color Usage on Site Canopy Fascia, Dispenser, Blade Sign, MD Panels, Store Fascia

Remove all Signs/ Lettering from Fascia
Paint Building Fascia Marathon Blue
Reinstall Shelly's Automotive Sign



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

Customer Signature:

Date:

Designer: Brittany Cook

Project: 22-1843 Rev#:

Date: 04/18/2023

REMOVING SIGNS

Vintage Mastercraft Tires Sign
4' x 5' = 20 Sf



Vintage BF Goodrich Tires Sign
3' x 10' = 30 Sf



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

Customer Signature:

Date:

Designer: Brittany Cook

Project: 22-1843 Rev#:

Date: 04/18/2023

Existing Signs	Area
1. Building Canopy Sign for Gault's	1. 55.25 Sf
2. Building Canopy Sign for Shelly's	2. 44 Sf
3. Vintage Mastercraft Tire Sign for Shelly's	3. 20 Sf
4. Vintage BF Goodrich Tire Sign for Shelly's	4. 30 Sf
5. Gault's logo sign on gas canopy right	5. 6.3 Sf
6. Gault's logo sign on gas canopy left	6. 6.3 Sf
7. Gault's Freestanding gas price sign	7. 84.5 Sf

Total Existing Area
246.35 Sf

Proposed Signs	Area
1. Building Canopy Sign For Gault's	1. 32.94 Sf
2. Building Canopy Sign for Shelly's	2. 16 Sf
3. Marathon Logo Sign	3. 15.25 Sf
4. Marathon Logo Sign	4. 15.25 Sf
5. Gault's Freestanding Gas Price Sign	5. 66.29 Sf

Total Proposed Area
145.73 Sf



Henderson Oil - 200 South Main Street, Fountain Inn, SC 29644

PO Box 1546 / 1078 S. Main St. / Mt. Airy, NC 27030 / O: 336-789-4074 / © 2023 by K&D Signs LLC

Customer Signature:

Date:

Designer: Brittany Cook

Project: 22-1843 Rev#:

Date: 04/18/2023