



Agenda

**Fountain Inn, South Carolina
Board of Zoning Appeals
Monday, July 17, 2023 - 6:00 PM**

1. Call to Order
2. Appointments
 - a. Appointment of Secretary
3. Approval of Minutes
 - a. Approval of Minutes - May 15, 2023 meeting
4. Approval of Decisions & Orders
 - a. FI-2022-001BZA
 - b. FI-2023-003BZA
5. New Business
 - a. PB-2023-004
Request: Use by Special Exception and Variance
Tax Map: 0342000100304
Location: 601 Fairview Street, Fountain Inn, SC 29644
6. Announcements from Planning Staff
7. Adjourn



MINUTES
Board of Appeals
Council Chambers
May 15, 2023
300 Wall Street Fountain Inn, SC

Citizens may access the meeting at the following YouTube address:
<https://www.youtube.com/channel/UC6JiylrM1NUcM8Ea8BLXCfA>

1. Call to Order
Chairperson, Jackie Johnson

Chairperson Jackie Johnson called the meeting to order at 6:01 p.m.

The following members were in attendance: Jackie Johnson, Avis Kelley, AJ Dearybury, Donna Brown, Steve Habina, and Clifford Jennings.

The following employees from the City of Fountain Inn were in attendance: Shawn Bell, Naomi Reed, Lisa Mann, and Rebecca Mejia-Ward were in attendance from the City of Fountain Inn.

2. Approval of Minutes

a. Approval of Minutes from April 17, 2023

Motion by Chairwoman Johnson, seconded by Board Member Dearybury to approve Approval of Minutes from April 17, 2023 . The motion carried unanimously 5/0.

3. Hearing Procedures/Regulations

Chairperson Johnson provided an overview of procedures.

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

Discussion was held.

Vice Chairwoman Dearybury made a motion to approve the variance at 200 South Main Street for the sign variance as requested based upon the following conditions; particularly,

(a) there are extraordinary and exceptional conditions pertaining to the particular piece of property; *as it is a gas station and that also differs from the other property around it.*

(b) these conditions do not generally apply to other property in the vicinity; *there are different businesses around there including public restaurants and barbershops.*

(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; *per testimony.*

(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; *it would only enhance it.*

Board Member Jennings seconded. The motion carried unanimously 6/0.

5. Adjourn

Meeting adjourned at 6:21 p.m.

**BOARD OF ZONING APPEALS
FINAL DECISION & ORDER**

June 12, 2023

DOCKET NUMBER: FI-2022-001 BZA

APPLICANT: QuikTrip- Judy Allie
LANDOWNER: Roper Revocable Trust

LOCATION: McCarter Road (SC-418) and North Woods Drive

TAX MAP NUMBER: 0349000100200

ACREAGE: 3.3 acres (7.56 for tax parcel)

EXISTING ZONING: S-1, Services District
GCO, Gateway Commercial Overlay

REQUEST: **VARIANCE FROM DISTRICT SIGN REQUIREMENTS**
Total Number of Signs Allowed
Not to exceed 6 feet in height as measured above grade

Existing Land Use: vacant

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

Adjacent Zoning: North: S-1, Services District; I-1 Industrial District
East: C-2, Commercial District; R-M, Residential Multifamily
South: C-2, Commercial District; I-1 Industrial District
West: C-2 Commercial District

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

ANALYSIS

FI-2022-001BZA is requesting a variance from *Section 5:12.10. Signage*: as found in the Fountain Inn, South Carolina – Code of Ordinances. A prospective gas station tenant on the corner of SC-418 and N. Nelson Drive is seeking the following:

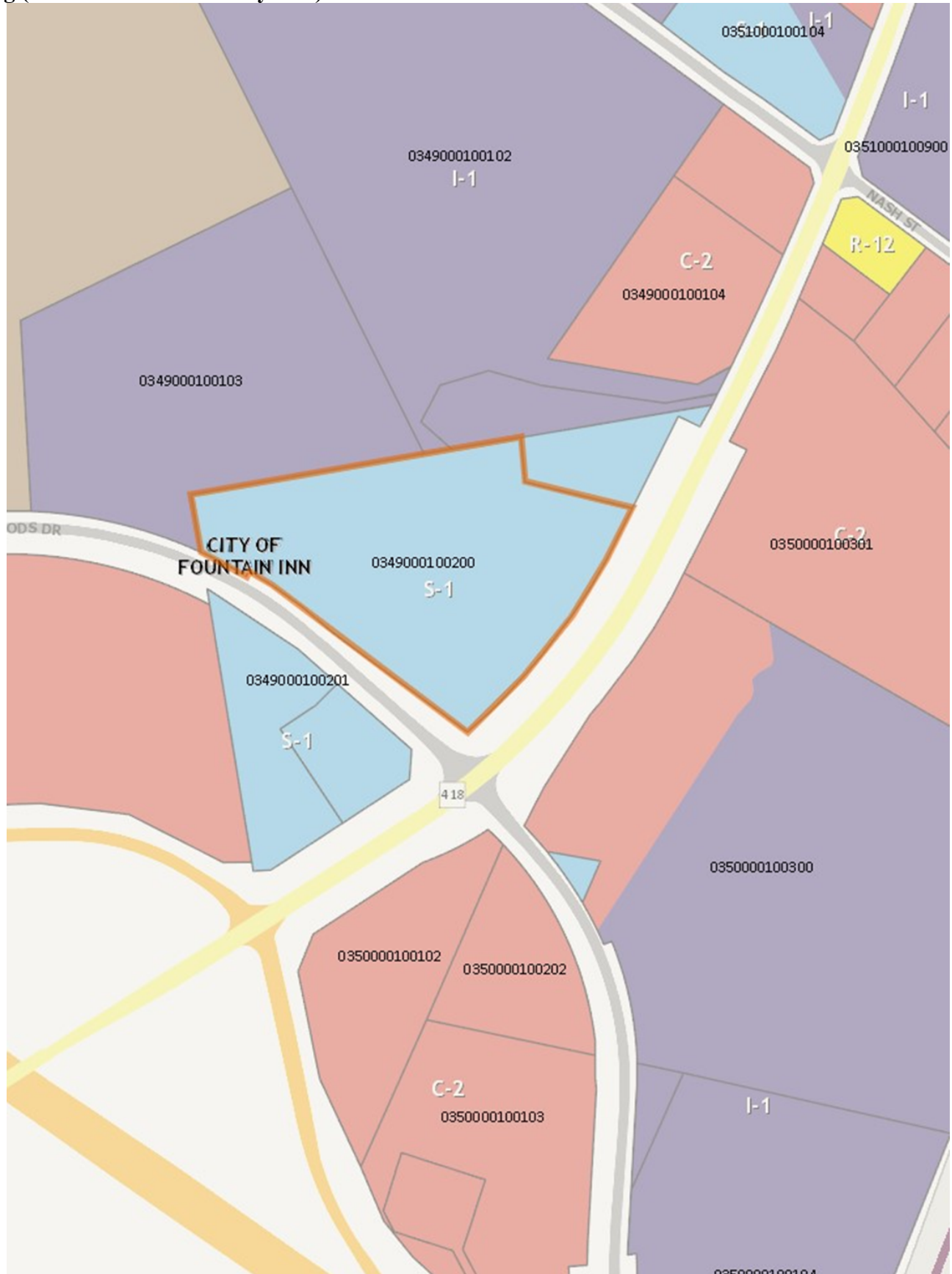
- Permit a 13'11" monument sign, approximately 7 ft. taller than currently allowed in the overlay
- Permit a monument sign face 32 additional square feet larger than currently allowed in the overlay
- Permit two additional canopy signs, two more wall signs than currently allowed in the overlay

There are two types and three total requests made by the applicant and prospective tenant: each variance may be voted on by this Board individually or as a whole in order to determine compliance with SECTION 6-29-800 of state law. The signs as proposed are not compliant with size, height, or number of signs per *5:12.10-2*.

Aerial View (from Greenville County GIS):



Zoning (from Greenville County GIS):



from McCarter Road looking north



from McCarter Road looking south



XXXX -MV-E2PGQ-CC-59
Vertical Monument Sign

- QT Kitchens
- Two (2) Product LED Gas Price Sign with Cash & Credit
- 58.6 Square Feet Sign Area

Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



XXXXX-MV-E2PGQ-CC-59

Project	Client	QuickTrip	Location

[illegible]

Color Specifications

All Paint Finishes to be Akzo Nobel

Opaque Silver

Translucent White

Translucent white

Black - Low Gloss

Matte White (Interior of Sign)

Match 3M Cardinal Red #3632-53

 Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Regarding Fabrication Fit & Finish of All QT Sides:**
- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
 - Any visible fasteners are to be countersunk and have painted heads.
 - Face retainers must fit flush and have even, minimal seams.
 - Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

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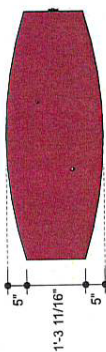
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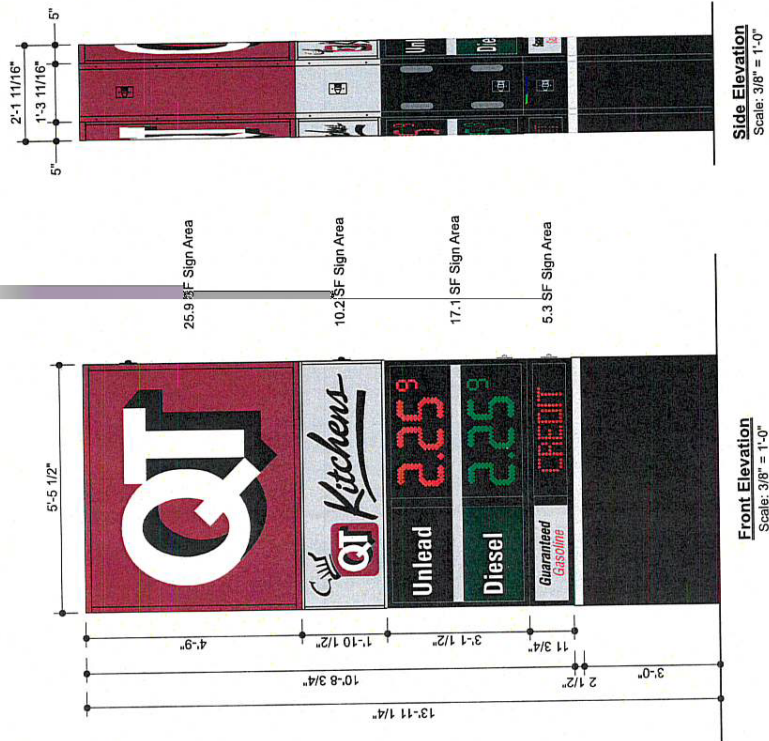
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Top View



Front Elevation

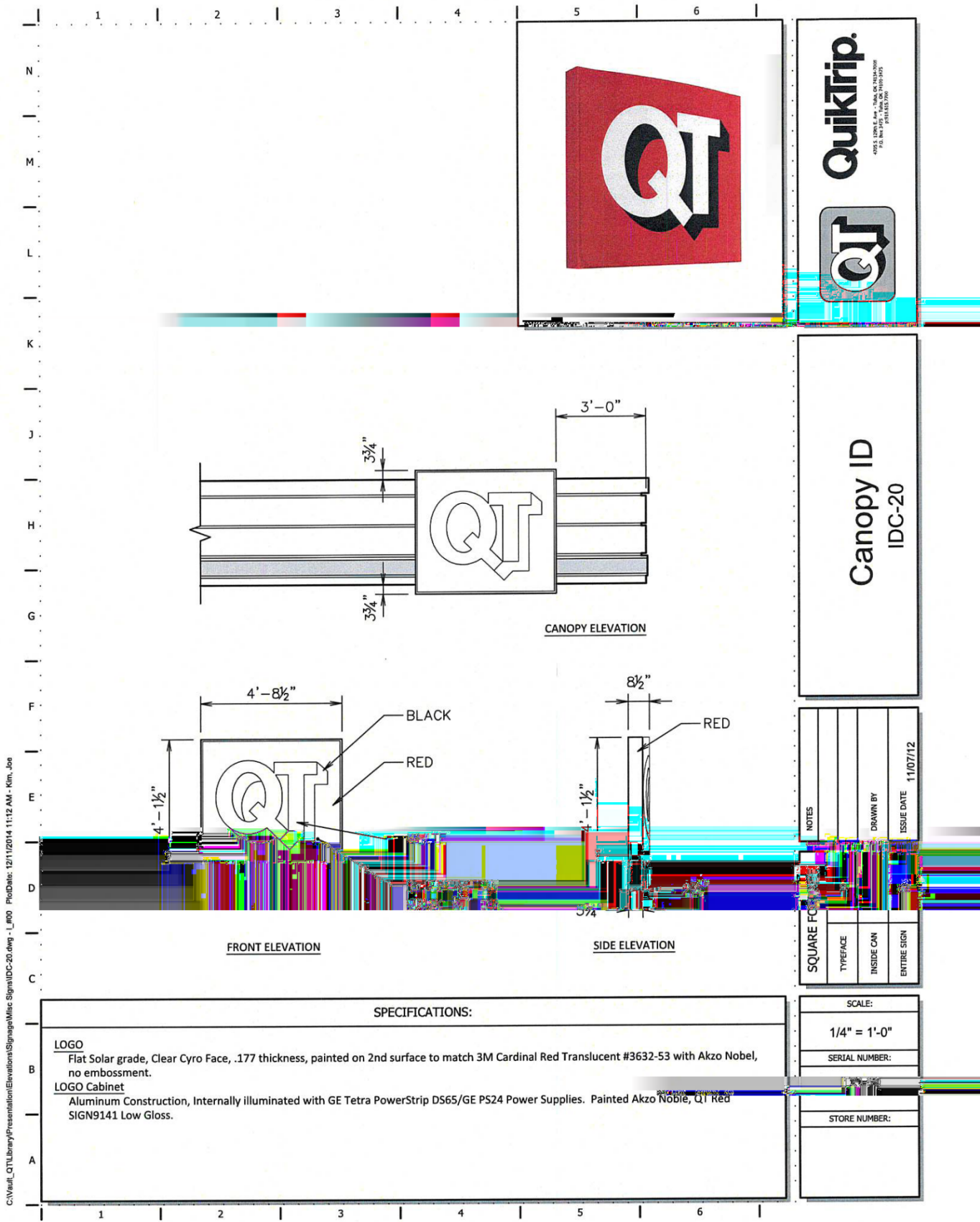
Scale: 3/8" = 1'-0"

Side Elevation

Scale: 3/8" = 1'-0"



Exhibit B: 4'x4'-8½" QT letters on canopy's south, east elevation



ANALYSIS

FI-2020-035BZA is requesting a variance from signage as found in Section 5:12. - GCO, Gateway Corridor Overlay District. The zoning overlay is a special public interest district encompassing a particular geographic area that does not coincide with the boundaries of its underlying zoning districts and is identified on Fountain Inn's Official Zoning Map. It includes all properties contiguous to SC Highway 418 lying between the intersection of Interstate 385 and Highway 418 and continuing to Walker Street. The boundaries of the overlay district shall be measured from the edge of the right-of-way to a depth of three hundred (300) linear feet. Unless otherwise noted, the requirements of the Gateway Corridor Overlay District apply to all commercial, service, office, multi-family, and mixed-use development and are in addition to the requirements of the underlying zoning district.

Where the requirements of the underlying zoning district and the overlay district are in conflict, the more restrictive requirements will apply.

The gas station tenant is requesting one monument sign along McCarter Road and two canopy signs (QT logo) for which they would need a variance to exceed the quantity of permitted signage.

5:12.10. Signage: To create a cohesive, aesthetically pleasing façade, permitted signage will be restricted to two signs per business: one wall sign or canopy sign, and one freestanding sign

District description:

Section 5:7. – S-1, Services District.

This district is established to provide a transition between commercial and industrial districts by allowing: (1) commercial uses which are service-related; (2) service-related commercial uses which sell merchandise related directly to the service performed; (3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and (4) light industries which in their normal operations would have a minimal effect on adjoining properties.

District Dimensional and Signage Requirements:

Section 5:7.1. Uses Permitted. Any uses permitted in the C-2, Commercial District.

5:12.2. Uses Permitted: The overlay district provisions apply to any underlying zoning district (but not including single-family residential) set forth in this Ordinance that exists within the overlay district. All uses permitted by right in the underlying zoning district shall be permitted by right in the Overlay District

5:12.10-2. Two of the following permanent signs per business shall be permitted:

One from Column A	One from Column B
Wall sign, not exceeding 20 percent of usable wall space with a maximum of 100 square feet	Freestanding sign, not to exceed 6 feet in height as measured above grade and maximum sign face of 24 square feet in area
	OR
Canopy sign, not exceeding 20 percent of canopy face area with a maximum of 12 square feet	

The use of these signage forms will help promote an inviting, pedestrian-friendly environment, while still allowing businesses to express individuality and creativity with their designs.

Site Specifics:

The subject property is currently vacant but QuikTrip has submitted permits to Greenville County (land disturbance) to construct a automobile service station on 3.3 acres of the tax parcel.

The request for a wall sign for the front of the building would meet signage requirements (highlighted in green) but the second sign, a monument with fuel prices, exceeds both height requirements and size. QuikTrip has also requested two additional canopy signs for the fuel canopy.

Variance request(s) for the service station setbacks, sidewalks, and parking area was granted in autumn 2021. Signs have a much higher burden for demonstrating a hardship than other variances due to item (c) below.

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.

Board of Zoning Appeals Conclusions of Law:

After a public hearing, there was discussion with the Board. Board Member Jennings made a motion to approve the request. The motion was approved 4-1, with Chairperson Johnson dissenting.

Jackie Johnson, Chairperson
Board of Zoning Appeals

Date

Lisa Mann, Zoning Administrator

**BOARD OF ZONING APPEALS
FINAL DECISION & ORDER**

June 12, 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.

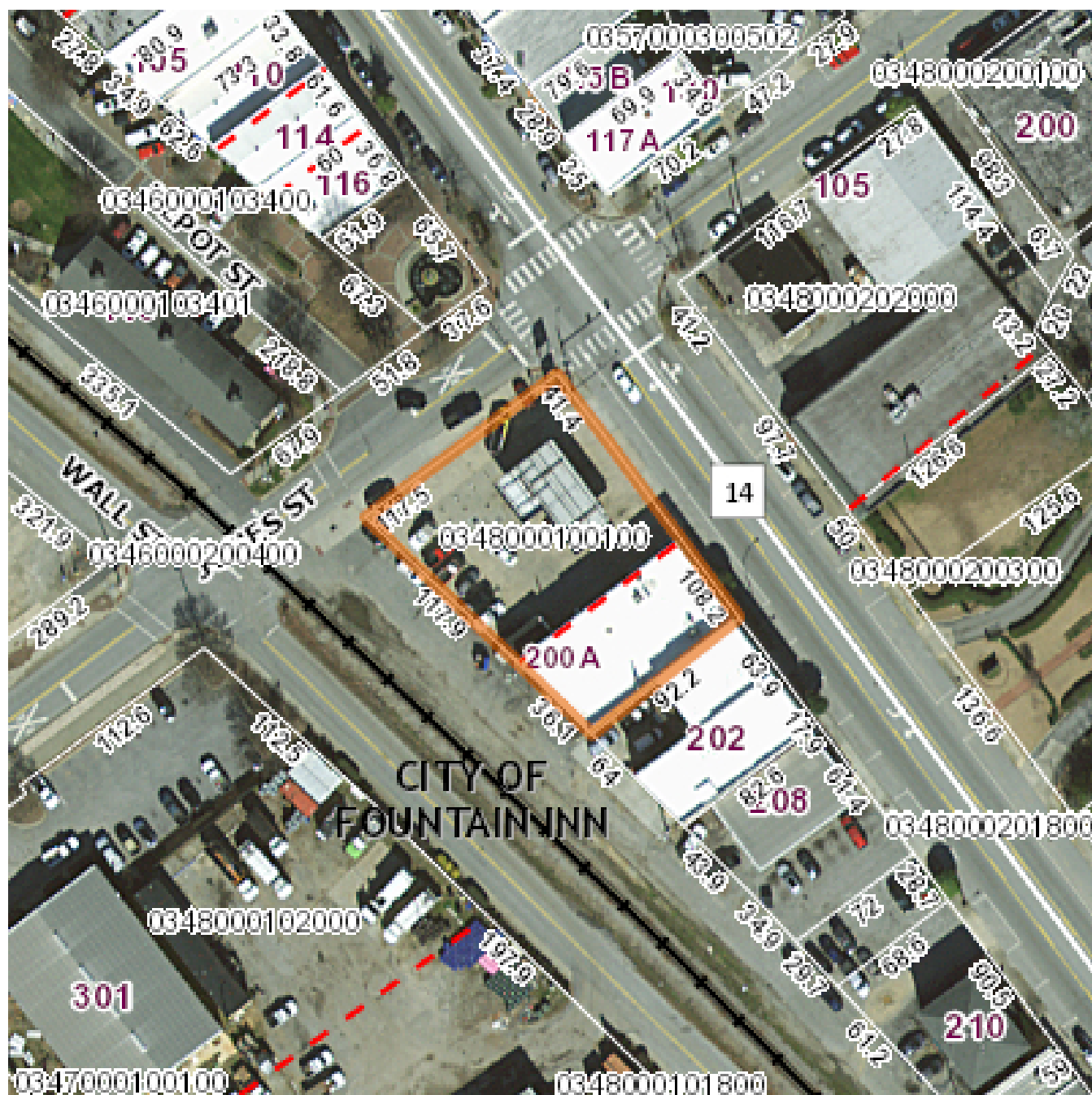
5:5.4-8.16. Signs should be lit by external lighting sources shining onto the sign face. Internally illuminated signs are strongly discouraged.

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

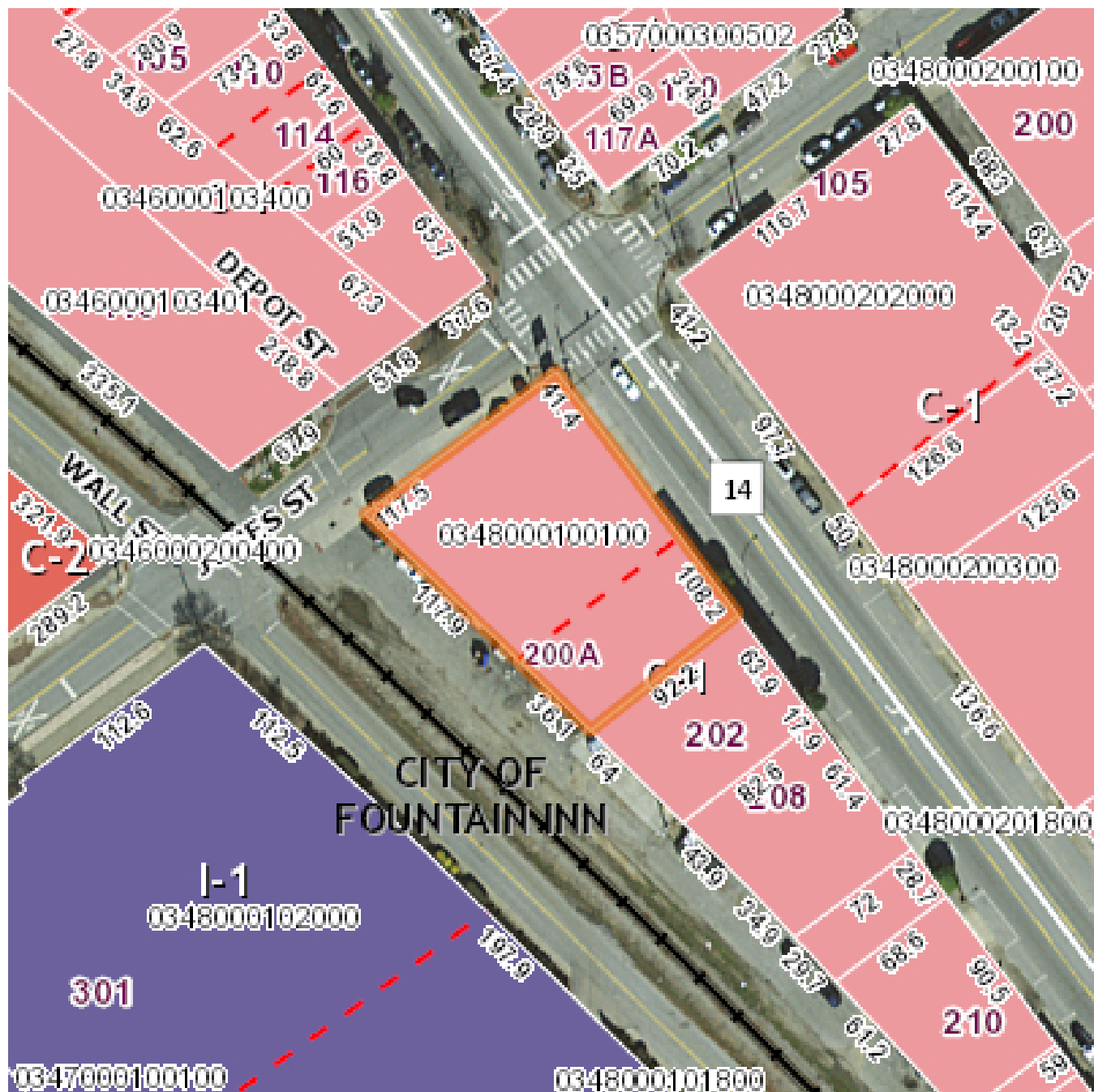
Summary of relevant provisions in the ordinance:

- 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

Board of Zoning Appeals Conclusions of Law:

Vice Chairwoman Dearybury made a motion to approve the variance at 200 South Main Street for the sign variance as requested based upon the following conditions; particularly,

- (a) there are extraordinary and exceptional conditions pertaining to the particular piece of property; *as it is a gas station and that also differs from the other property around it.*
- (b) these conditions do not generally apply to other property in the vicinity; *there are different businesses around there including public restaurants and barbershops.*
- (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; *per testimony.*
- (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; *it would only enhance it.*

Board Member Jennings seconded. The motion carried unanimously 6/0.

Jackie Johnson, Chairperson
Board of Zoning Appeals

Date

Lisa Mann, Zoning Administrator



Fountain Inn Planning and Development
200 North Main Street
Fountain Inn, SC 29644
Office: 864.409.3334

STAFF REPORT
June 20, 2023

DOCKET:	PB-2023-004
APPLICANT:	Walt Tanner of Capstone Church for Capstone Church
PROPERTY LOCATION:	601 Fairview Street
PIN/TMS#(s):	0342000100304
REQUEST:	Variance and Use by Special Exception
ZONING:	C-2, Commercial District

BACKGROUND

The property is located on Fairview Street near the I-385 interchange in the C-2, Commercial District. The church is existing, and the applicant is proposing an 18,400 square foot building expansion to the South of the existing structure.

The applicant is requesting a Use by Special Exception to permit the expansion in the C-2, Commercial District. The applicant is also requesting a Variance from the Type C buffer yard against the southeastern property line as required by the Fountain Inn Zoning Ordinance.

FINDINGS OF FACT

On Friday, June 2, 2023, Staff inspected the property to ensure that the “Appeal Notice” sign had been posted as required by the Fountain Inn Zoning Ordinance.

Section 5:6.2 – C-2, Commercial District Uses Permitted by Special Exception:
Church

Section 5:11 – Landscaping Buffer Yards and Detention Ponds; Table 1 – Land Use Impact Table; Table 2 - Buffer Transition Yard Types Required; Table 3 - Buffer Transition Yard Standards

PROPOSED USE	C-2 - 25,000 Square Feet or Less (Medium Impact Use)
ADJACENT USE	R-15 - Vacant Single Family Residential (High Impact Use)
BUFFER YARD REQUIRED	Type “C” Buffer

Section 6-29-800 – Powers of Board of Appeals:

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- 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.

Article 9 – Provisions for Uses Permitted by Special Exception:

Section 9:1 General Provisions

The Board may grant or deny a request for a use permitted on review after a public hearing has been held on the written request submitted by an applicant. If the request is granted, the Board shall determine that:

- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services; and
- D. The use will not violate neighborhood character nor adversely affect the surrounding land use.

Section 9:4 Churches

A church may be permitted in R-15, R-12, R-10, R-7.5, R-M, C-1, C-2, and PD Districts, subject to the requirements of the district and the following requirements:

9:4.1. Lot Area. The minimum lot area shall be 40,000 square feet.

9:4.2. Setback Requirements. All buildings shall be set back from the front, side, and rear property lines a minimum of 50 feet.

9:4.3. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions set forth in Article 7, Section 9.

May 16, 2023



**Subject: Transmittal to Fountain Inn Planning / BZA
Capstone Church – Campus Improvements
CEAS Project: 21.068-E**

Please find attached the revised request for BZA review and approval. This request addresses two items from the City's review of a recent Site Permit application. This project will address all required elements of the zoning ordinance as identified in the comments received.

Based on the staff comments, we are required to present to the BZA the following requests;

1. That the property continue its use as a church, by Special Exemption. This site has been operating as a church for ~9 years under the current owner (Capstone) and previously had operated as Fairview Street Baptist Church. The current zoning is C-2, special exemption is required for use as a church in all districts of the FIZO.
2. The proposed improvements require landscape buffering as defined in the Fountain Inn Zoning Ordinance. The adjoining property owner is in agreement that a buffer along the southern property boundary is not required. Request is for a variance from the buffer requirement only along that portion of the site.

I anticipate that the included is adequate for review and decision. If you have any questions or there are any items that need to be addressed, please do not hesitate to contact me at 864-833-4757 (office) / **843-441-2630 (mobile - preferred)**, or by email at **joseph@canebrakecivil.com**

Thank you,

A handwritten signature in blue ink, appearing to read 'J. Dyches', is written over a light blue circular stamp.

Joseph Dyches, P.E., P.L.S.

Planning & Development Department

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

Email Address: city.planner@fountaininn.org

www.fountaininn.org

Office: 864-409-3334



VARIANCE APPLICATION

WHEN TO USE THIS PROCESS

Use this application to request a variance from the Board of Zoning Appeals. A variance request means that you are asking the Board of Zoning Appeals to allow you to forgo meeting specific requirements of the Zoning Ordinance. Only some standards are eligible for variance requests.

APPLICATION PROCESS

1. **Contact the Planning and Development Coordinator** to schedule a meeting or phone conversation about the request. (Contact information above.)
2. **Submit the application and associated documents** in PDF format.
3. An invoice will be emailed to the applicant.
 - Application Fee - \$100.00
 - If you decide to withdraw the application before staff submits the legal advertisement for the public hearing on it, 50% of the fee is refundable; after that time, the fee is not refundable, whether you are successful in obtaining approval for the request or not.
 - If you are also requesting another type of request from the Board of Zoning Appeals during the same meeting, such as a special exception request, only one application fee is required.
4. **The Board of Zoning Appeals 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 Board of Zoning Appeals usually meets at 6 p.m. on the third Monday 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 about the request to the Board members, which also will be posted on the City's website. The report will include your application and supporting documents.
 - You must attend this meeting to explain your request and answer questions about it.
 - At the conclusion of the public hearing, the Board of Zoning Appeals will decide whether to approve the application as requested, approve it with conditions, or not approve it.
5. **If the request is granted**, there is a period after the Board meeting (usually approximately 60 days) when anyone may appeal the case to circuit court, so any work done during this time is at your own risk.

Please note: If the application is approved, you may still need to obtain other types of permits, such as a building permit, before you can use the property as desired. These require separate application processes and fees.



VARIANCE APPLICATION

Tax map number	Address(es)	Property owner
<i>Example:</i> 233-21-23-576	420 Example St.	Fountain Inn Cars, LLC
0342000100304	601 Fairview Street	Capstone Church

APPLICANT

Primary Applicant Name: Capstone Church

Mailing Address: 601 Fairview Street

Phone: 864-862-3993 Email: walt@capstonechurch.net

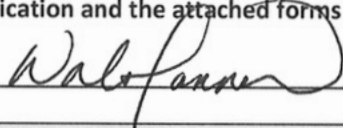
Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes ☐ No ☒

- If yes, please describe the requirements: _____

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 below.

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: 4/25/2023

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

General description of your request:

Findings of fact: Under state law, the Board of Zoning Appeals must find that your request satisfies all four of the following statements. Please explain why you believe your request satisfies each of the statements.

1. Your land has extraordinary and exceptional conditions that pertain to it.
2. Other property in the vicinity of your land does not generally have those same extraordinary and exceptional conditions.
3. If the City applied its regular zoning requirements to your property, your use of the land would be unreasonably restricted or effectively prohibited.
4. If the Board of Zoning Appeals grants the variance request, it will not harm adjacent land or the public good.

List any exhibits that you have provided to help explain your request to the Board. Site plans and photographs are usually very helpful.

LEGEND	
SYMBOLS	ABBREVIATIONS
	CT CRIMP TOP
	EP EDGE OF PAVEMENT
	FFE FINISHED FLOOR
	IPO IRON PIN SET
	IPO IRON PIN OLD
	N&C NAIL & CAP
	OT OPEN TOP
	SR SOLID ROD
	RB REBAR
	R/W RIGHT OF WAY
LINETYPES	
	FENCELINE
	GAS LINE
	OVERHEAD POWER
	OVERHEAD TELEPHONE
	SANITARY SEWER
	STORM SEWER
	UNDERGROUND POWER
	UNDERGROUND TEL
	WATER LINE
	RAILROAD
	DITCHLINE

PARKING CALCULATION:

ZONING: B6, INDUSTRIAL
USE: CHURCH
PARKING REQUIREMENTS:
MIN: 1 SPACE PER 4 SEATS IN SANCTUARY
SEATS = 381
MAX: N/A

REGULAR SPACES REQUIRED: 96
ADA SPACES REQUIRED: 4
MIN. REQUIRED: 100
REGULAR SPACES PROPOSED: 168
ADA SPACES PROPOSED: 8
TOTAL PROPOSED: 176

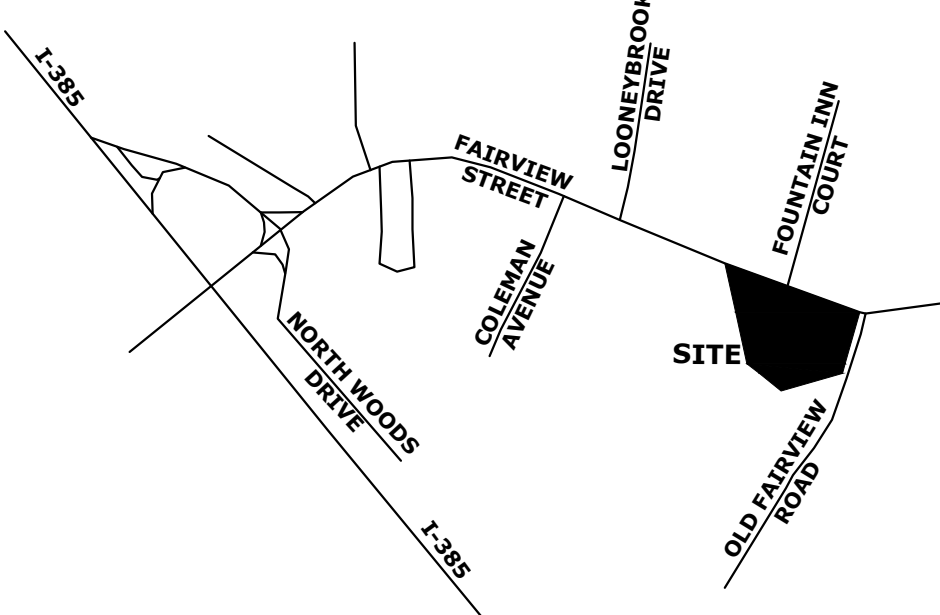
SITE DATA:

SITE AREA: 5.87 AC
TOTAL DISTURBED AREA: ±5.43 AC
JURISDICTION: CITY OF FOUNTAIN INN
PARCEL ID: 0342000100304
ZONING: C-2 (COMMERCIAL)
ADJOINING ZONING/USE: RESIDENTIAL
PROPOSED USE: INSTITUTION (CHURCH)

BUILDING SETBACK REQUIREMENTS:
FRONT: 35'
SIDE: 15'
REAR: 20'

IMPERVIOUS AREA:
EXISTING: 1.85 AC (80,633 SF)
PROPOSED: 3.01 AC (131,142 SF)
NET: 1.16 AC (50,509 SF) INCREASE
PERCENTAGE OF PARCEL AREA: 51%

LOCATION MAP (NOT TO SCALE)



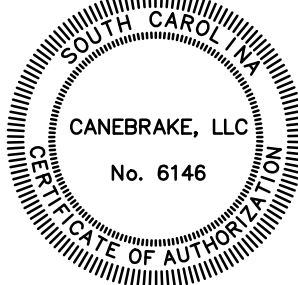
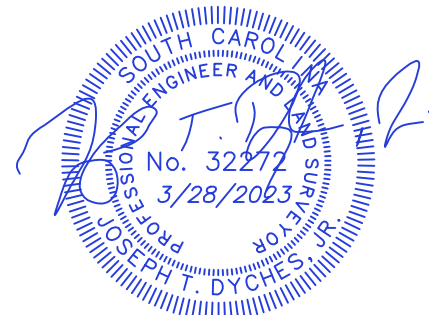
SITE NOTES:

- SITE LAYOUT, LANDSCAPING, AND LIGHTING PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY CITY OF MAULDIN. ADJUSTMENTS BASED ON REVIEW MAY BE REQUIRED PRIOR TO ISSUING "FOR CONSTRUCTION" PLANS.
- SEE FINAL LANDSCAPE PLAN FOR REQUIRED PLANTINGS.
- SEE FINAL SITE LIGHTING PLAN FOR REQUIRED SITE LIGHTING.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
- DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
- THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
- ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.

THIS DRAWING IS THE PROPERTY OF CANEBAKE, LLC. FOR USE BY THE CLIENT. IT MAY NOT BE USED, MODIFIED, REPRODUCED, OR RELIED UPON WITHOUT WRITTEN AUTHORIZATION OF CANEBAKE, LLC. OR AS REQUIRED BY LAW.

CANEBAKE
ENGINEERING + SURVEYING
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864-833-4757 JOSEPH@CANEBAKECIVIL.COM

REGISTRATION:



PROJECT:

**CAMPUS
IMPROVEMENT**

OWNER/CLIENT:

**CAPSTONE
CHURCH**

CITY:

FOUNTAIN INN

COUNTY:

GREENVILLE

STATE:

SOUTH CAROLINA

FIELD:

DRAFTED: JTD

REVIEWED: JTD

REVISED / ISSUED:

ISSUED FOR PERMIT 3/28/2023

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: N/A

SITE PLAN

SHEET 3 OF 13

C200

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 REGULATION 72-300 ET SEQ. (IF APPLICABLE), AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCR100000.

TOPOGRAPHIC SURVEY BY CANEBAKE, LLC DATED 4-29-2022. UTILITIES LOCATIONS MAY BE BASED ON OWNER DATA, CONTRACTOR TO FIELD VERIFY.



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE



TOTAL
AREA
255,551 SF
5.87 ACRES
(INCLUDES ANY & ALL R/W)