



AGENDA

300 Wall Street, Fountain Inn, SC 29644

**Board of Zoning Appeals
Monday, December 18, 2023 - 6PM**

1. Call to Order
2. Approval of Minutes
 - a. Approval of Minutes - November 20, 2023 Meeting
3. Approval of Decisions & Orders
 - a. PB-2023-007
 - b. PB-2023-008
4. New Business
 - a. There are no new cases for this month's meeting.
5. Adjourn

BZA 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

300 Wall Street, Fountain Inn, SC 29644

Board of Zoning Appeals

Monday, November 20, 2023 – 6:00 PM

1. Call to Order

Chairperson Dearybury called the meeting to order at 6:00 PM

Chairperson Dearybury, Avis Kelley, Regina Bailey, Steve Habina, and Donna Brown were all in attendance at 6:00 PM.

2. Approval of Minutes

a. Approval of Minutes- October 16, 2023 meeting

Mr. Habina made a motion to approve the minutes from the October 16, 2023, meeting. Ms. Bailey seconded. The motion carried 5-0.

3. New Business

a. PB-2023-007

Request: Use by Special Exception

Tax Map: 0360000100206

Location: 812 Hellams Street

Mr. Habina swears in Ms. Lisa Shaw.

Staff presented the case. Ms. Shaw explains that she currently has an at home day care and she now can make it a Brick and Mortar.

Chairperson Dearybury made a motion to approve the Use by Special Exception at 812 Hellams Street to allow a daycare in the R-12 Zoning District.

The use meets all required conditions; **the location was previously a daycare and will continue to be a daycare.**

The use is not detrimental to the public health or general welfare; **it will be enriching children's lives and providing a service that is needed.**

The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services; **Hellams is close to the downtown area, so there is access to all the services.**

The use will not violate neighborhood character nor adversely affect the surrounding land use; **It is in an already established Church and the building has been there for several years.**

Mr. Habina seconded. The motion carried 5-0.

b. PB-2023-008

Request: Use by Special Exception

Tax Map Number: 0340000600100

Location: 608 Fairview Street

Scott Carlin representing Greenville County Schools and Justin Hirsch who is the CBRE Real Estate Advisor for Greenville County schools introduce themselves.

Mr. Habina swears in Mr. Carlin and Mr. Hirsch.

Staff presented the case. Mr. Carlin explains that the intent of purchasing the two parcels is in anticipation of the future expansion of Fountain Inn Elementary. The school would change from a K-5 to a K-8.

Mr. Hirsch mentions how this will be a smoother transition on the backside of the property, so there will be no unsightly retaining walls.

Ms. Bailey made a motion to approve use by Special Exception at the location of 608 Fairview Street to allow an expansion of the existing school in the R-M Residential District.

The use meets all required conditions; **Ms. Bailey confirmed that the use met all conditions.**

The use is not detrimental to the public health or general welfare; **Ms. Bailey confirmed the use was not detrimental to the public.**

The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services; **Ms. Bailey confirmed the location was appropriately located.**

The use will not violate neighborhood character nor adversely affect the surrounding land use; **Ms. Bailey confirmed that it would not violate neighborhood character.**

Ms. Brown seconded. The motion carried 5-0.

4. Adjourn

Mr. Habina made a motion to adjourn at 6:13 PM. The motion carried unanimously.



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

DECISION AND ORDER
November 20, 2023

DOCKET:	PB-2023-007
APPLICANT:	Lisa M. Shaw for New Life in Christ Church
PROPERTY LOCATION:	812 Hellams Street
PIN/TMS#(s):	0360000100206
REQUEST:	Use by Special Exception
ZONING:	R-12 Residential District

BACKGROUND

The property is located on Hellams Street, north of Cross Road and south of Garrett Street in the R-12, Residential District.

The applicant is requesting to establish a new child daycare in the church to replace a previous child daycare in the church.

FINDINGS OF FACT

On Tuesday November 7, 2023, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Fountain Inn Zoning Ordinance.

Section 5:1. - R-15, R-12, R-10, R-7.5, and R-6 Residential Districts.

Section 5:1.2. Uses Permitted by Special Exception.

Day care center

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.
- D. The use will not violate neighborhood character nor adversely affect the surrounding land use.

Zoning Map



Aerial Map



DECISION

Mr. Habina swears in Ms. Lisa Shaw.

Staff presented the case. Ms. Shaw explains that she currently has an at home day care and she now can make it a Brick and Mortar.

Chairperson Dearybury made a motion to approve the Use by Special Exception at 812 Hellams Street to allow a daycare in the R-12 Zoning District.

The use meets all required conditions; the location was previously a daycare and will continue to be a daycare.

The use is not detrimental to the public health or general welfare; it will be enriching children's lives and providing a service that is needed.

The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services; Hellams is near the close to the downtown area, so there is access to all the services.

The use will not violate neighborhood character nor adversely affect the surrounding land use; It is in an already established Church and the building has been there for several years.

Mr. Habina seconded. The motion carried 5-0.

AJ Dearybury, Chairperson
Board of Zoning Appeals

Date

Dean Miller, Senior Planner



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

DECISION AND ORDER
November 20, 2023

DOCKET:	PB-2023-008
APPLICANT:	Scott Carlin for Greenville County School District
PROPERTY LOCATION:	608 Fairview Street
PIN/TMS#(s):	0340000600100
REQUEST:	Use by Special Exception
ZONING:	R-M Residential, Multifamily District

BACKGROUND

The property is located on Fairview Street, east of Looneybrook Drive and west of Craig Street in the R-M Residential, Multifamily District.

The applicant is requesting the expansion of an existing public school to include the construction of additional accessory structures and the addition of two vacant lots located at the rear of the property.

FINDINGS OF FACT

On Tuesday November 7, 2023, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Fountain Inn Zoning Ordinance.

Section 5:2. - R-M Residential, Multifamily District.

Section 5:2.2. Uses Permitted by Special Exception.

School, public and parochial

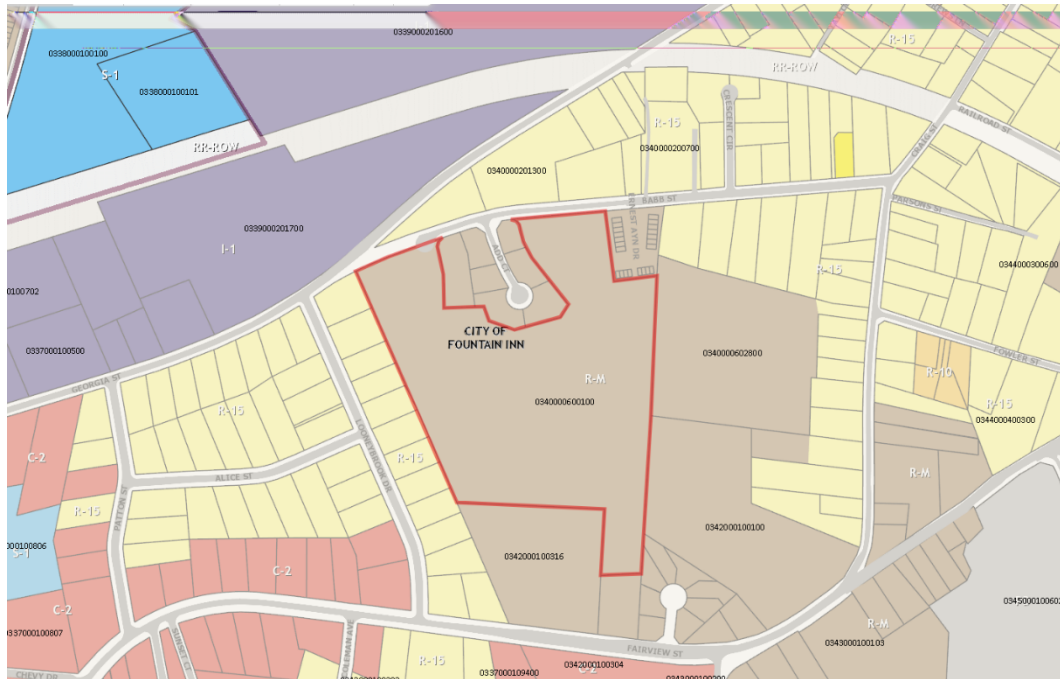
Article 9 – Provisions for Uses Permitted by Special Exception:

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.
- D. The use will not violate neighborhood character nor adversely affect the surrounding land use.

Zoning Map



Aerial map



DECISION

Staff presented the case. Mr. Carlin explains that the intent of purchasing the two parcels is in anticipation of the future expansion of Fountain Inn Elementary. The school would change from a K-5 to a K-8.

Mr. Hirsch mentions how this will be a smoother transition on the backside of the property, so there will be no unsightly retaining walls.

Ms. Bailey made a motion to approve use by Special Exception at the location of 608 Fairview Street to allow an expansion of the existing school in the R-M Residential District.

The use meets all required conditions; Ms. Bailey confirmed that the use met all conditions.

The use is not detrimental to the public health or general welfare; Ms. Bailey confirmed the use was not detrimental to the public.

The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services; Ms. Bailey confirmed the location was appropriately located.

The use will not violate neighborhood character nor adversely affect the surrounding land use; Ms. Bailey confirmed that it would not violate neighborhood character.

Ms. Brown seconded. The motion carried 5-0.

AJ Dearybury, Chairperson
Board of Zoning Appeals

Date

Dean Miller, Senior Planner